



4th Floor Now Let

HALFORD HOUSE

Coval Lane, Chelmsford, Essex, CM1 1TD

4,140 SQ FT - REFURBISHED OFFICE ACCOMMODATION TO LET



LOCATION

Chelmsford, the County City of Essex, is a strategic commercial and administrative centre located approximately 30 miles north-east of central London.

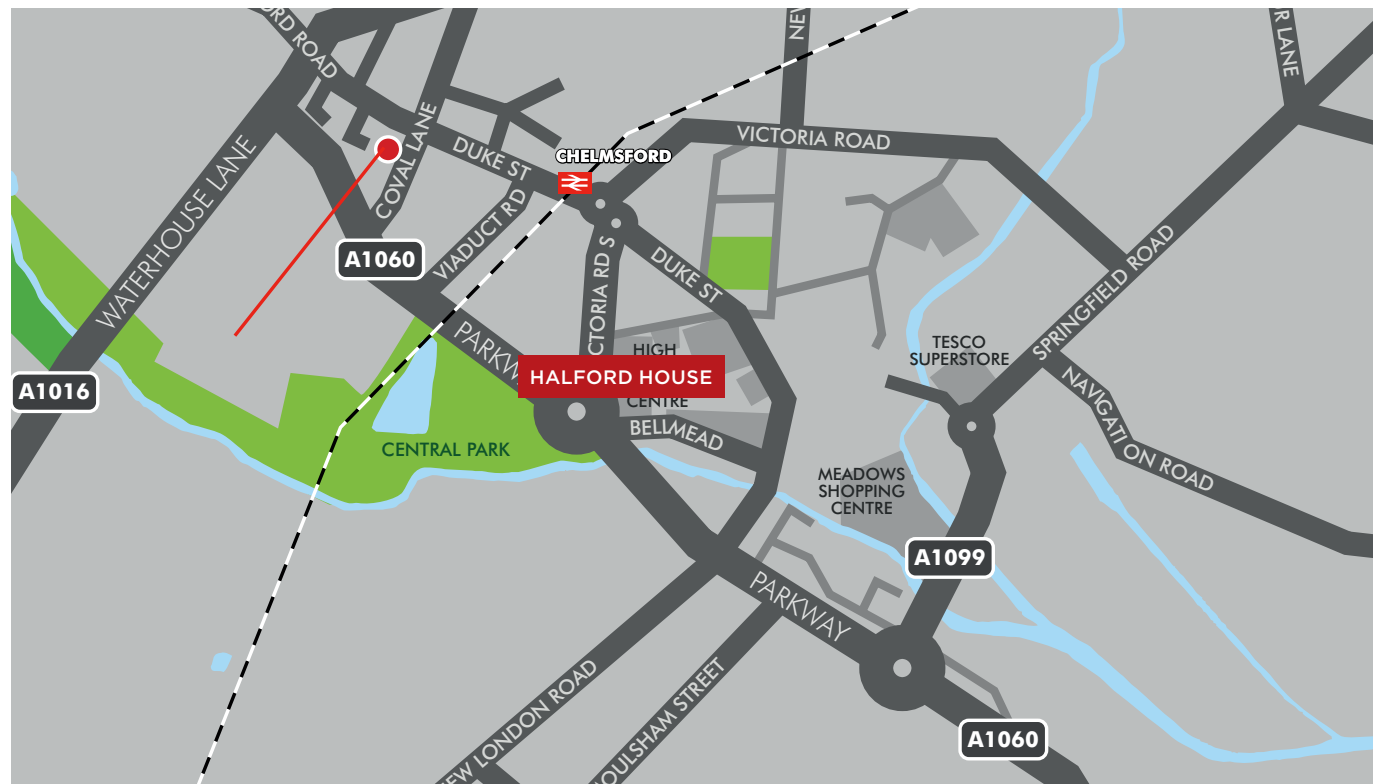
The A12 provides easy access to the M25 (Junction 28), some 12 miles south-west of the City, as well as to East Anglia and the East Coast ports of Felixstowe and Harwich. Stansted

Airport and the M11 (Junction 8) are approximately 30 minutes drive via the A130/A120.

Halford House is situated a short walk from the mainline station (London Liverpool Street - 35 minutes), bus station and city centre.

DESCRIPTION

Halford House is a prominent six-storey office building having a ground floor reception area with stairs and lifts giving access to the upper floor offices. The remaining floors are fully tenanted. There is a barrier control to the private car park. The available floor has 11 on-site parking spaces per floor.



Not to scale. For indicative purposes only

AREAS

The accommodation has just been fully refurbished and is laid to open plan.

FLOOR	SQ M	SQ FT
Fourth floor NOW LET	391	4,215
Fifth floor	384	4,140

EPC

D:93 - Certificate on request.

AMENITIES

- 2 x 8 Passenger Lifts
- Gas Central Heating / Air-Conditioning
- Suspended Ceilings with LED lighting
- Perimeter trunking
- Fully carpeted
- Double glazing
- On-site building manager
- DDA Compliant
- 11 car parking spaces per floor

TYPICAL FLOOR PLAN





TERMS

New full repairing and insuring lease for a term to be agreed.

RENT

£22.50 per ft² per annum exclusive.

SERVICE CHARGE

Available upon request.

BUSINESS RATES

From the VOA listing we are advised:

Fourth Floor RV: £56,500

Fifth Floor RV: £60,000

VIEWINGS

Strictly via prior appointment with the Sole Agent.

CONTACTS

For further information please contact:

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Designed and Produced by Savills Marketing; 020 7499 8644 | October 2018