

Stonebond House, 132-136 New London Road, Chelmsford CM2 0RG



To Let

High Quality Fully Refurbished Office Suites

602 - 1,178 Sq. Ft.
(56 - 109 Sq. M.)

- Quoting Rent: £20 Per Sq. Ft. PAX
- Flexible Terms Available
- LED Lighting and Air Conditioning
- Serviced Reception, Meeting Rooms and Shower Facilities
- Kitchen Facilities



RICS

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property
professionalism
worldwide

Details

Location

Chelmsford is the County City of Essex, being a strategic administrative, financial and service centre. Stonebond House is prominently located at the heart of the professional district on New London Road. The city centre is a short walk providing an extensive range of facilities.

The city is a popular location for regional offices, being 35 miles north-east of London. The A12 provides direct access to the M25 (J28) as well as to East Anglia and the East Coast Ports of Felixstowe, Lowestoft and Harwich. Stansted Airport and the M11 (J8) are approximately 30 minutes drive via the A130/A120. Chelmsford railway station provides a regular fast service to London Liverpool Street (approx. 30 minutes).

Description

Forming a Grade II Listed Georgian style building, Stonebond House has been extensively refurbished to a very high standard and provides predominately open plan office suites with good levels of natural light.

The suites benefit from air conditioning, PIR sensor LED lighting, floor boxes, kitchenette facilities, timber sash windows and car parking. In addition, the shared facilities include a kitchen and break out area, shower and W.C. facilities, and meeting rooms.

Accommodation

We have measured the premises on a net internal area to be as follows:

First Floor

Suite A: **LET** 833 Sq. Ft. (77 Sq. M.)

Suite B: 602 Sq. Ft. (56 Sq. M.)

Suite C: 1,178 Sq. Ft. (109 Sq. M.)

Second Floor

Suite D: 1,093 Sq. Ft. (101 Sq. M.)

Services

We understand the property is connected to mains water, drainage and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

Local Authority

Chelmsford City Council
Civic Centre, Duke Street, Chelmsford, CM1 1JE
T: 01245 606826

Business Rates

The property is currently assessed as a whole, and the Landlord will require reimbursement for the business rates based on £8.43 per sq. ft. occupied.

Should the suites become individually assessed each occupier will be liable for their own rates liability.

Planning

We understand that the property benefits from long standing B1 (Office) use.

EPC

E - 123.

VAT

We understand that the property is elected to VAT.

Service Charge

The property has a service charge to include utilities, staffed main reception, use of meeting rooms and kitchen/breakout area and the upkeep of the shared facilities. Further details are available upon request.

Terms

The premises are available on flexible terms to be agreed.

Legal costs

Each party to bear their own legal costs.

Viewing

Strictly by prior appointment with the joint sole agents:

Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

01245 261 226

fennwright.co.uk

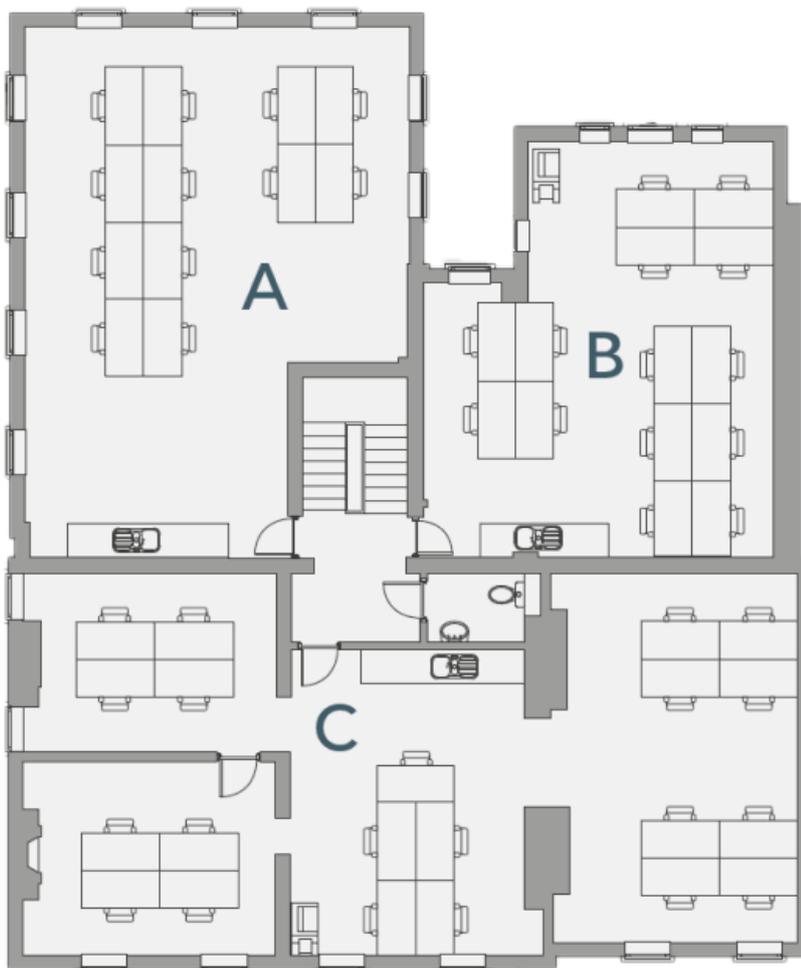
John Logan jdl@fennwright.co.uk

James Wright jw@fennwright.co.uk

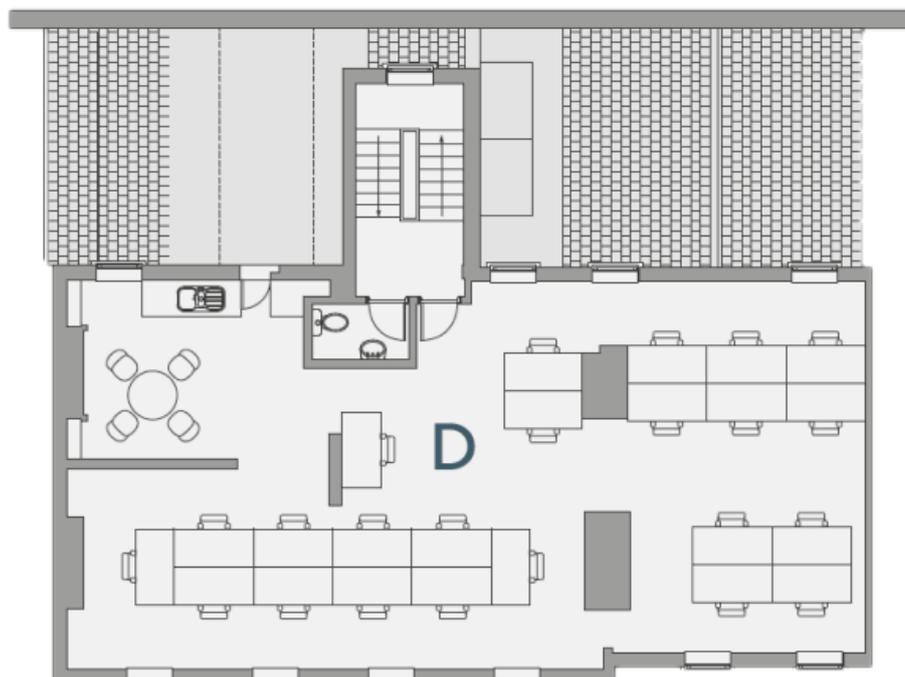
Floor Plans

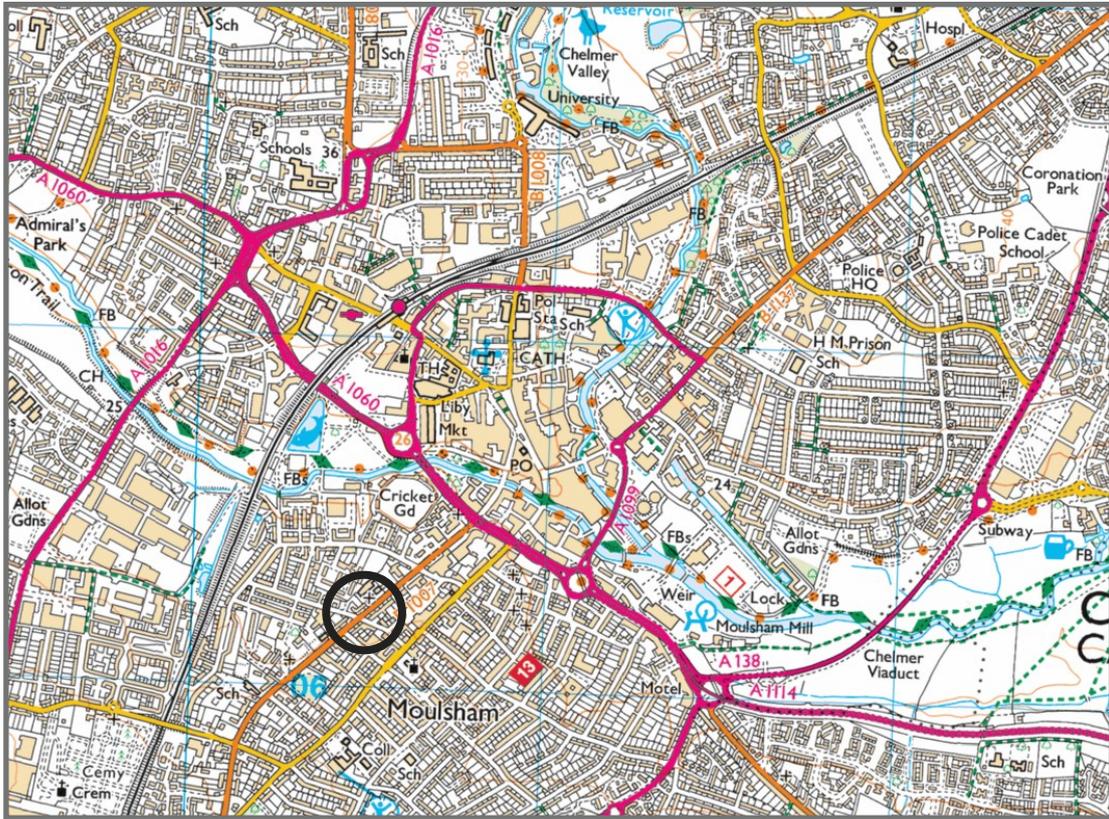
(For Illustrative Purposes Only - Not to Scale)

First Floor



Second Floor





For further information

01245 261 226

fennwright.co.uk

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