

Part Ground Floor, Steeple House, Chelmsford, CM1 1NH



To Let

**Office Accommodation in
an Excellent City Centre
Location with Views of
Chelmsford Cathedral**

**1,043 Sq. Ft.
(97 Sq. M.)**

- **Rent: £18,630 Per Annum Exclusive**
- Open Plan Layout
- Kitchen
- Meeting Room
- Allocated Car Parking
- Suspended Ceiling with Recessed Lighting
- Chelmsford City Centre Location



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Incorporating

TAYLOR
AND COMPANY

Details

Location

The City of Chelmsford is located approximately 37 miles northeast of London and benefits from excellent communications via the A12 giving direct access to the M25 (junction 28) within 12 miles. The M11 and Stansted Airport are also easily accessible.

The City's railway station is within a few minutes walk and provides a fast and frequent service to London Liverpool Street with a journey time of approximately 35 minutes.

The building is adjacent to the top end of Chelmsford High Street, and very close to the popular Bond Street Retail and Leisure Development. Some of the nearby occupiers include: John Lewis, Debenhams, Cote Brasserie, and various other retailers and service providers.

Description

Steeple House comprises a purpose built office building and provides open plan office accommodation with good levels of natural light with views of the Cathedral. The office benefits from:

- Suspended Ceiling with Recessed Category II Lighting
- Central Heating
- Carpeted Flooring
- Entry Phone
- Eight Person Lift
- Male, Female and Disabled WC's
- Disabled Access
- Allocated Car Parking Space

Accommodation

The premises provide the following approximate floor areas:

Office	939 Sq. Ft.	(87.3 Sq. M.)
Entrance Lobby:	37 Sq. Ft.	(3.4 Sq. M.)
Kitchen:	67 Sq. Ft.	(6.3 Sq. M.)

Total Area: 1,043 Sq. Ft. (97 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 second floor is entered on the Valuation Office Agency Rating List as follows:

Rateable Value: £17,500
Approx. Rates Payable (2019/20) £8,347 pa

Energy Performance Certificate

D - 81.

Service Charge

We understand that there is a service charge for the upkeep of the property. Further details are available upon request.

Terms

The office is available as a whole on a new full repairing and insuring lease by way of service charge for a term to be agreed at a commencing rent of £18,630 per annum exclusive subject to Vacant Possession.

VAT

The property is elected for VAT, which will be payable on the rent, rent deposit and service charge.

Legal costs

Each party to bear their own legal costs.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

01245 261 226

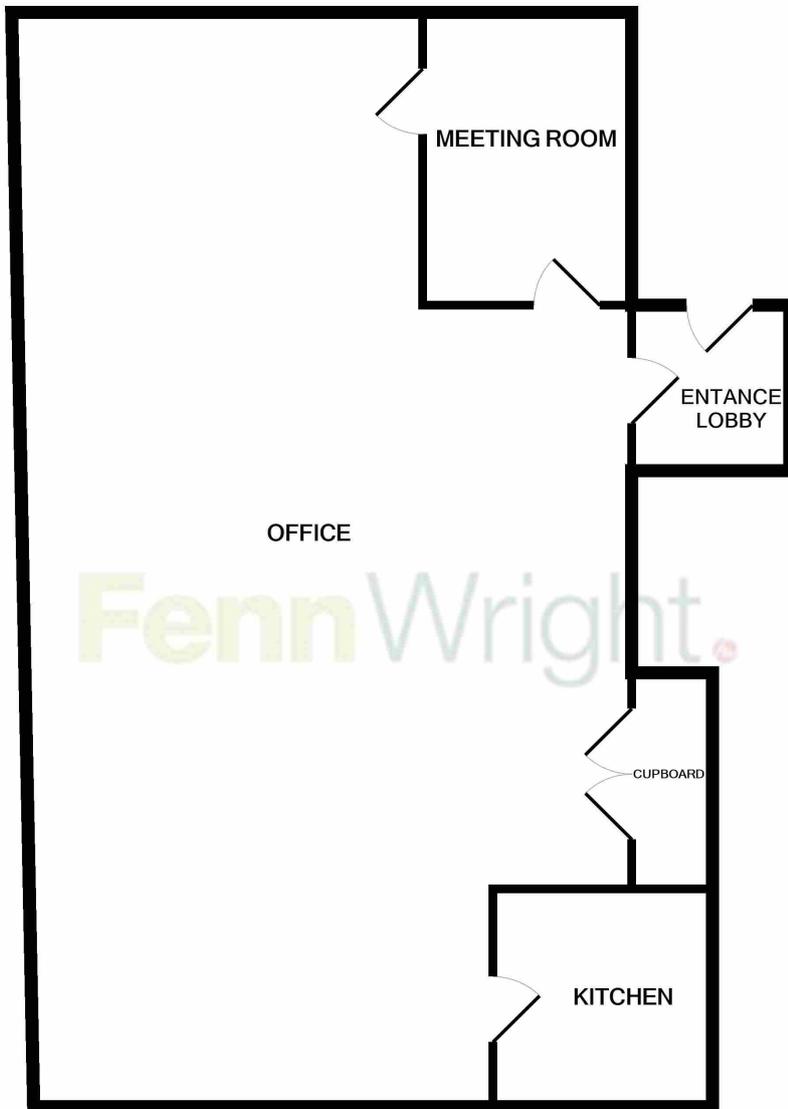
fennwright.co.uk

Contact:

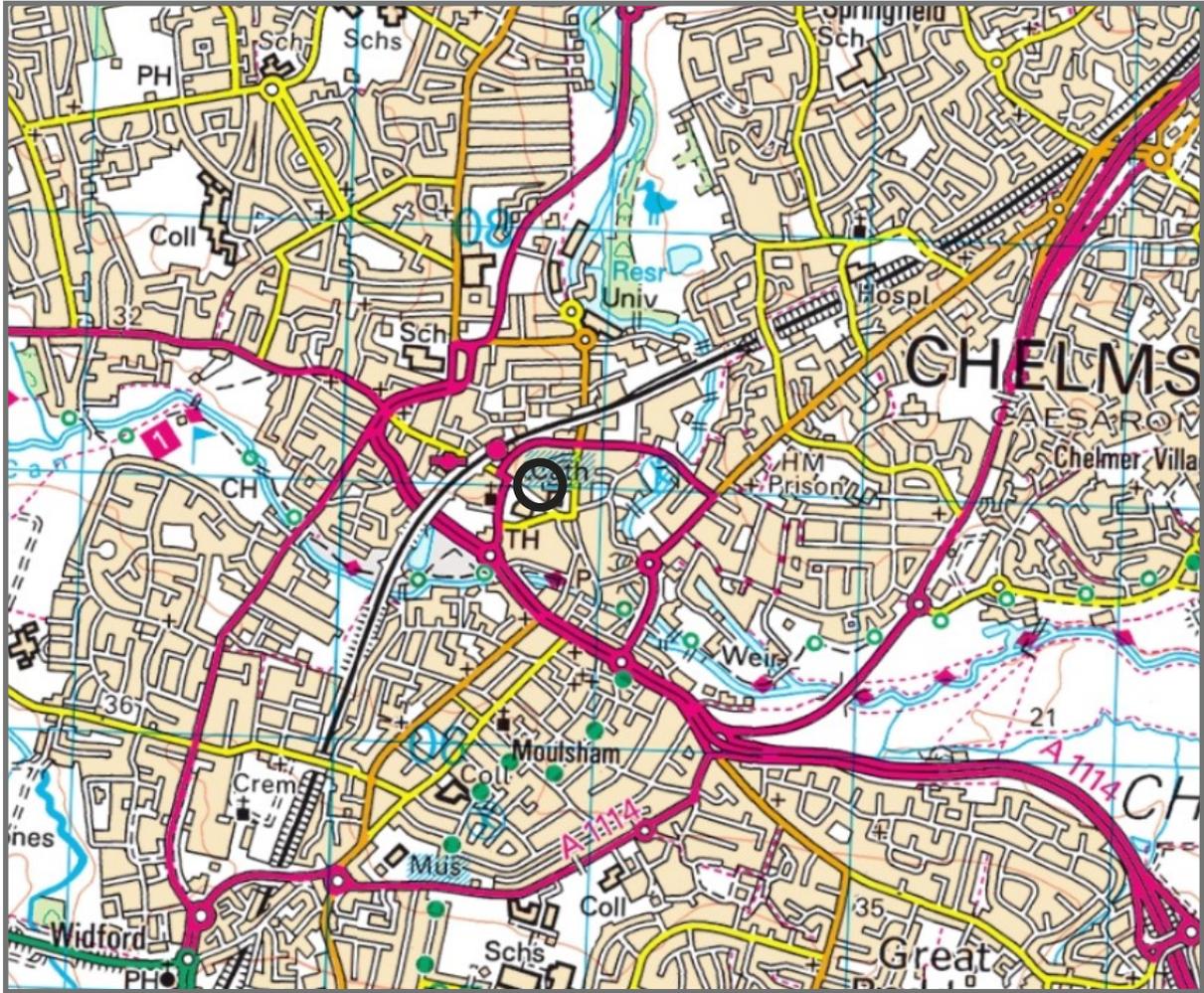
John Logan jdl@fennwright.co.uk

James Wright jw@fennwright.co.uk

N.B. Please note that the photos are not of the subject suite, but indicative of the specification from other suites within the building.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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For further information

01245 261 226

fennwright.co.uk

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