

## TO LET / FOR SALE

Attractive HQ Office Building  
On Site Allocated Car Parking

10,703 sq. ft. (994 SqM)

## ARTHUR J GALLAGHER HOUSE

Threshelfords Business Park, Kelvedon, Essex, CO5 9SE

- Attractive HQ Office Building
- Located within Landscaped Business Park
- Close Proximity to A12
- On-Site Allocated Car Parking

**KEMSLEY**  
PROPERTY CONSULTANTS

**01245 358988**

[www.kemsley.com](http://www.kemsley.com)



#### LOCATION

Threshelfords Business Park is situated just to the west of Kelvedon, approximately 7 miles south of Colchester and 17 miles east of Chelmsford.

Offering excellent vehicle access to the A12, with the Business Park is located just outside Kelvedon village. Situated between Witham (J22) and Marks Tey (J25 - A120), Threshelfords Business Park provides excellent access to Stansted Airport via the A120, London and the East Coast Ports. Kelvedon main line rail station (Liverpool Street - 45 minutes approx.) is within close proximity.

#### DESCRIPTION

Forming part of Threshelfords Business Park, Arthur J Gallagher House occupies a pleasant position within the Park and its mature landscaped grounds.

Approached via a reception area leading to ground and first floor office accommodation. The offices are predominantly open plan with a number of individual partitioned suites, together with meeting rooms and separate male and female toilet facilities on both floors. There is a lift serving the ground and first floor.

At second floor level, there is storage accommodation.

The building benefits from allocated car parking on site and we understand there is a total of 35 spaces.

#### ACCOMMODATION

Ground Floor	5,161 sq. ft.	(479 m <sup>2</sup> )
First Floor	4,451 sq. ft.	(414 m <sup>2</sup> )
Second Floor Storage	1,091 sq. ft.	(101 m <sup>2</sup> )
<b>Total</b>	<b>10,703 sq. ft.</b>	<b>(994 m<sup>2</sup>)</b>

The above floor areas have been provided to us and are subject to verification on site.

#### TENURE

The property is available leasehold or for sale on a long leasehold basis.

#### RENT

Leasehold On application.

#### PRICE

On application.

#### EPC

The property has an EPC rating of C-71.

#### VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

#### BUSINESS RATES

The building has a Rateable Value of £141,000. Interested parties are advised to make their own enquiries of Braintree District Council for verification of the rates payable.

#### SERVICE CHARGE

A service charge is applicable. Further details on application.

#### LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

#### CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

#### CONTACT

Strictly by appointment via sole agents

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