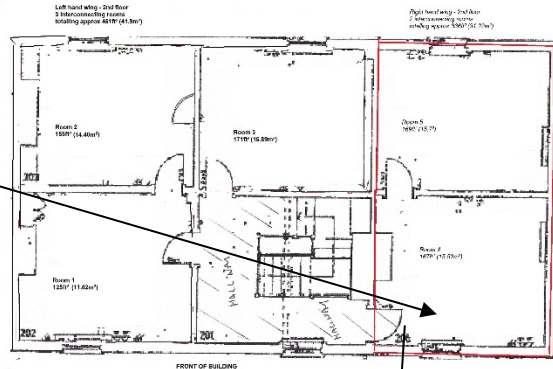


**TO LET**  
**CHELMSFORD**  
**2nd Floor Office Suite**  
**336ft<sup>2</sup> (31.22m<sup>2</sup>) – 2 rooms**

**ROBERT DEWAR ASSOCIATES**  
**01245 350160**

Available Now  
Ground Floor  
Reception Area  
No VAT



**Suite B 2nd Floor 87-91 Springfield Road  
Chelmsford CM2 6JL**

**DESCRIPTION:**

The property is an impressive Grade II Listed Building known as Springfield Terrace. Originally three terraced properties, 87-91 has been sympathetically converted to provide attractive office accommodation planned over three floors. The available accommodation, Suite B, is on the second floor offering 2 inter connecting offices totaling approximately 336ft<sup>2</sup> (31.22m<sup>2</sup>). In addition to the ground floor kitchen there is a water dispenser, fridge, and cupboard on the 2<sup>nd</sup> floor landing. The EPC rating is D 100.

- Ground floor well fitted kitchen & breakout area
- Reception area
- Ground floor male/female wc's and shower facilities
- Door locks on each room
- Intercom entry to the building
- No VAT applicable

**LOCATION:**

The premises is situated in a prominent position on Springfield Road a short distance from Chelmsford City Centre. The building is within walking distance of Chelmsford main line railway station (London Liverpool Street approx. 35mins). Car parking and Park and Ride stops are also within walking distance.

**TERMS AND CONDITIONS:**

Available to let on internal inclusive terms at **£845pcm (£195pw)** with tenant to be responsible for payment of business rates (if applicable) and installation of telephone and data lines. Subject to contract, on terms to be agreed. The monthly rent includes apportioned share of running costs of the building.

**LEGAL COSTS:**

Each party to be responsible for their own legal costs.

**VIEWING:**

By appointment with Robert Dewar Associates **01245 350160**

**204 NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB**

**DISCLAIMER:** No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.



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