TO LET OFFICE

Grosvenor House

51-53 New London Road, Chelmsford, Essex, CM2 0ND

Key Highlights

- Range of floors/suites available
- Air Conditioning
- Kitchen & Communal WC Facilities
- 980 – 2,100 ft²
- Parking

SAVILLS CHELMSFORD
Parkview House, Victoria Road South
Chelmsford CM1 1BT

01245 293228

savills.co.uk

Location

Grosvenor House is prominently situated at the north eastern end of New London Road, to the west of the High Street and close to the Junction with Parkway.

The city of Chelmsford provides easy access to the M25 and the M11 and Stansted Airport.

Chelmsford railway station is approximately five minutes' walk to the North West with frequent services to London Liverpool Street (35 minutes).

Description

Following a recent refurbishment programme and lettings the available accommodation comprises the remaining 2 office suites and floors within a multi-let modern office building. Access is from New London Road via a staircase and passenger lift. There is a further door providing access to the rear car park.

There are communal WC facilities within the building and secure allocated car parking to the rear

Accommodation

The floor areas are approximate and have been measured on a net internal basis.

No 53 – First Floor	980 ft²

No 51 - Third Floor	2,100 ft²

Tenure

Suites are immediately available on new lease terms to be agreed.

Rent

Rental offers around £19.00 per Sq Ft pax are sought

EPC

TBA

VAT

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

Business Rates

We understand the respective suites are assessed as;-

53 First Floor RV £13,500

51 Third Floor RV £32,000

Interested parties are advised to make their own enquiries of the Local Authority, Chelmsford City Council.

Service Charge

A service charge is applicable which is currently running at £5.50 per ft² per annum payable quarterly.

Legal Costs

Each Party to bear their own legal costs incurred in the transaction.

Viewing and further information

Strictly by prior appointment with the Sole Lettings Agent Savills

Savills Chelmsford

Mike Storrs
Tel: 01245 293228
Email: mstorrs@savills.com

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13th April 2021