

ONLY PART 1ST
FLOOR (FRONT) REMAINING
WITH 13 ALLOCATED CAR PARKING SPACES



HYATTPLACE

50-60 BROOMFIELD RD
CHELMSFORD CM1 1SW

**3,985 SQ FT
(370 – SQ M)
TO LET**



HYATT PLACE IS A LANDMARK BUILDING THAT HAS RECENTLY BEEN COMPREHENSIVELY
REFURBISHED TO PROVIDE QUALITY OFFICE SPACE WITH EXCELLENT CAR PARKING FACILITIES

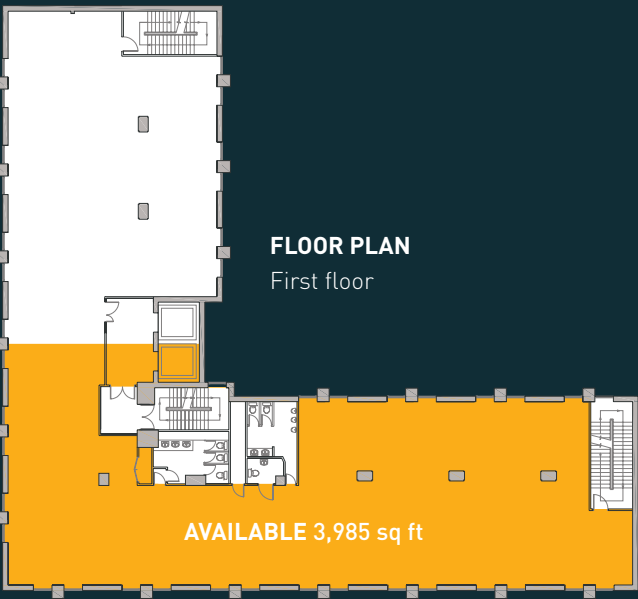
www.hyattplace.co.uk

SPECIFICATION

- Attractive reception area
- Suspended ceilings with recessed low energy light fittings
- Air-conditioning via VRV air-handling units with full heat recovery
- High quality carpet tiles
- Male, female and disabled toilets on each floor
- 2 passenger lifts
- 400 amp 3-phase power supply
- 13 allocated car parking spaces

ENERGY PERFORMANCE CERTIFICATE

The energy rating of the building is C62.
The Certificate and full report are available to download at www.hyattplace.co.uk



SCHEDULE OF ACCOMMODATION

The accommodation provided is as follows:

Fourth Floor	NOW LET	NOW LET
Third Floor	NOW LET	NOW LET
Second Floor	NOW LET	NOW LET
First Floor (front)	3,985 sq ft	370 sq m
Ground Floor	NOW LET	NOW LET
Reception	595 sq ft	55 sq m
TOTAL	3,985 sq ft	370 sq m

Parking ratio of 1:306 sq ft



LOCATION

The City of Chelmsford is located approximately 35 miles north-east of central London and benefits from excellent communications with direct access via the A12 to the M25 (J28). Stansted Airport and the M11 (J8) are easily accessible. Chelmsford also benefits from a frequent rail service to London Liverpool Street (journey time 35 minutes).



Chelmsford is a well established centre for financial, administrative and service companies with major occupiers including AON, Amlin, RSA, M&G, QBE and BAE. The building is located in central Chelmsford, close to the junction of Broomfield Road and Parkway (A1061). Access to the City's public transport system is excellent with Chelmsford railway station and bus terminal approximately 3 minutes walk away. Shops and restaurants are plentiful in Broomfield Road and the main shopping centre is just a short walk.

www.hyattplace.co.uk

MISREPRESENTATION ACT

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Lambert Smith Hampton (LSH) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Lambert Smith Hampton (LSH) has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. April 2019

**Lambert
Smith
Hampton**
01245 215 521

Viewing strictly by prior appointment with sole agent :

Joe Reubin
JReubin@lsh.co.uk

T 01245 215521 DD 01245 215579