



one

—Legg Street—
CHELMSFORD CM1 1JS

Newly Refurbished Quality City Centre Offices

Description

One Legg Street is a high specification office building constructed in 1991 totalling 74,000 sqft with an impressive reception incorporating a double-height atrium and a secure underground car park.

The property occupies an exceptional position in the City centre being just north of the vibrant High Street in a pleasant location overlooking the grounds of St Mary's Cathedral.

Occupiers in the building include Lloyds Bank Plc; M&G investments and Catlin Insurance.

Location

The City of Chelmsford is a strategic commercial and administrative centre located 30 miles north-east of London. The proximity to the A12 provides direct access to Junction 28 of the M25 (12 miles), whilst the M11 and Stansted Airport are a 30 minute drive via the A130/A120.

Chelmsford railway station is a 5 minute walk from the building with a regular service to London Liverpool Street (35 minutes).

Terms, Rent, Service Charge & Rates

Details upon application.

Parking

Secure basement parking

Specification

- VAV air-conditioning
- Full access raised floors
- Suspended ceiling with recessed lighting
- Three 10 person lifts and one goods lift
- Gas central heating
- Manned reception
- CCTV security

Accommodation

The open plan Ground floor offices are immediately accessed from the main reception area and total 9,260 sqft (860 sqm).

Suite 2 on part of the Second floor totals 3,645 sqft (339 sqm) and is partially partitioned incorporating a kitchen and server room.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Energy Performance Certificate

The energy rating is D80.

Floor Area	Sq Ft	Sq M
Ground Floor	9,260	860
Second Floor	3,645	339

Our Existing Tenants



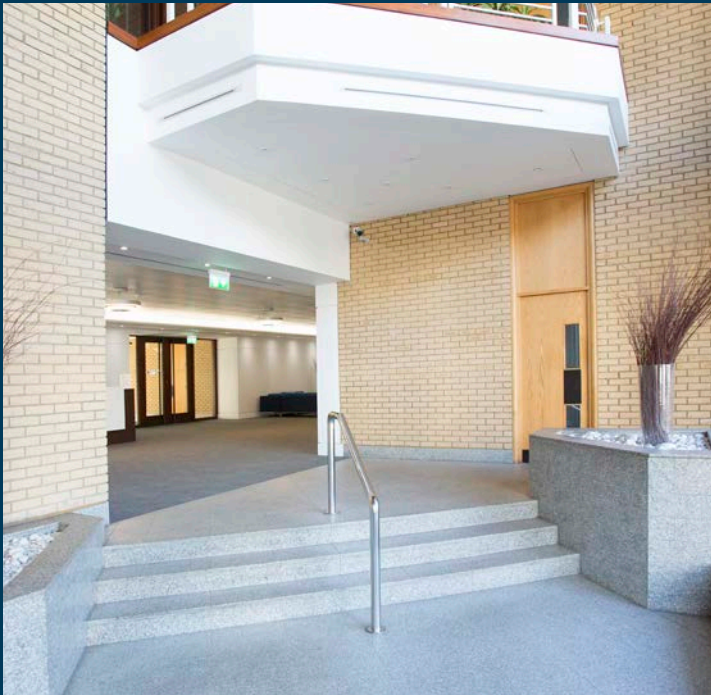
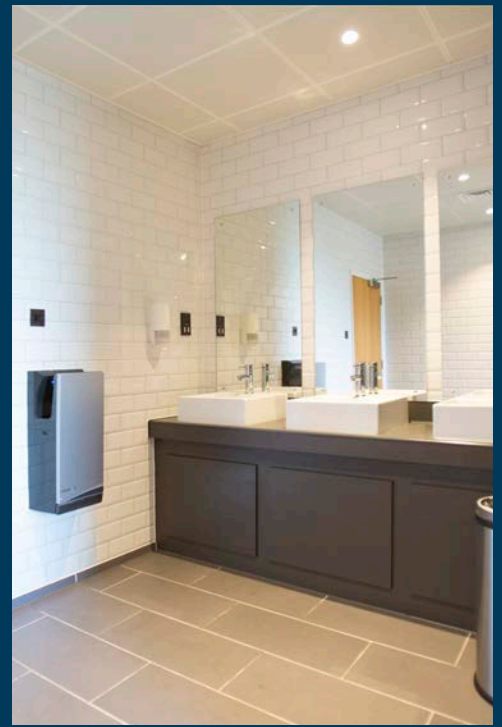
Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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