



4th Floor Greenwood House, 91-99 New London Road, Chelmsford CM2 0PP

TO LET

High Specification Office Space To Let

2,511 Sq Ft
(233 Sq M)

DESCRIPTION

Greenwood House is a high specification modern office building prominently positioned on New London Road. The office is situated on the Fourth floor offering panoramic views of the cricket ground and benefits from open plan layout

- ✓ **Air-conditioning**
- ✓ **Suspended ceiling with recessed lighting**
- ✓ **Raised access flooring**
- ✓ **Quality fitted kitchen and breakout area**
- ✓ **Meeting rooms**
- ✓ **3 car park spaces on site**

LOCATION

Greenwood House is situated just south of Chelmsford city centre an approximate 10 minute walk to Chelmsford train station. The mainline service runs a frequent service to London Liverpool street with a fastest time of 32 minutes. New London Road is well located for access to Junction 15 of the A12 and the A14 providing access to junction 28 of the M25.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	2,511	233

VAT

VAT will be payable on rent and service charges.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

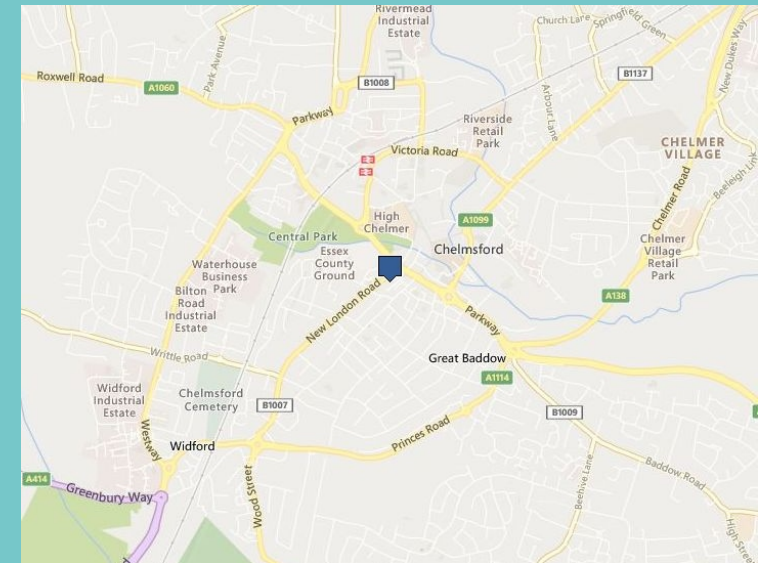
BUSINESS RATES

Property has a rateable value of £42,750 and parties advised to make their own enquiries with Chelmsford City Council

TERMS

The suite is currently let for a term of 10 years from January 2018 with a tenant break in 2023. Interest is invited on the basis of a new sublease or assignment of the existing lease.

EPC C-64



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Smith
Hampton**

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