

CHELMSFORD



FOR SALE

Marconi Evolution
Cunard Square
Chelmsford
Essex
CM1 1AQ

VACANT RETAIL/OFFICE UNITS

From 409 SQ.FT. (38 SQ.M.) – 1,650 SQ.FT. (153 SQ.M.)

-  Popular Location
-  Close To Chelmsford City Centre
-  Multiple Vacant Ground Floor Retail/Office Units
-  Retail/Office Usage
-  Prices From £85,000 To £280,000



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01702 343060

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01245 202555

ACCOMMODATION

FOR SALE

VACANT UNITS	SIZE	PRICE	USAGE
Unit M – Split Section 1	409 SQ.FT. 38 SQ.M.	£85,000	E – Retail/Office
Unit H1	757 SQ.FT. 70 SQ.M.	£150,000	E – Retail/Office
Unit M – Split Section 2	868 SQ.FT. 81 SQ.M.	£165,000	E – Retail/Office
Unit M - Whole	1,277 SQ.FT. 114 SQ.M.	£220,000	E – Retail/Office
Unit G	1,345 SQ.FT. 125 SQ.M.	£230,000	E – Retail/Office
Unit N	1,650 SQ.FT. 153 SQ.M.	£280,000	E – Retail/Office
Unit F2	1,648 SQ.FT. 152 SQ.M.	£280,000	E – Retail/Office

UNITS	SIZE	PRICE	USAGE
Unit F1 Leased to Geek Retreat	1,649 SQ.FT. 153 SQ.M.	£265,000	Passing rent of £26,400 per annum
Unit H2 Leased to Lilly Rose	976 SQ.FT. 91 SQ.M.	£200,000	Passing rent of £17,000 per annum



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DESCRIPTION AND LOCATION

This property is part of a recently built mixed-use development, situated in a predominantly residential neighborhood with a mix of commercial properties nearby, this location is highly desirable. The development has contributed to an area of high population density, offering a dynamic community with a range of services and amenities with Chelmsford City Centre being just a 5 minute walk away. This area is ideally located just 0.1 miles from Chelmsford Train Station, which provides direct connections to London. The area is also well-connected by several major roads, including the A1016, a key route linking the town center to the wider Essex region; the A12, a major trunk road providing access to London and surrounding areas; the B1008, which connects Chelmsford to nearby villages and towns; and the A130, linking the town to Basildon and the M25 motorway. These roads ensure excellent connectivity, making the property easily accessible for both local and regional travel.

The site comprises several vacant ground-floor retail/office units, alongside two investment properties. The vacant units are offered in shell condition, featuring glass frontages that provide an open, modern aesthetic and offer ample natural light. These units are highly flexible and can be adapted to meet a wide range of commercial requirements. These units can accommodate diverse commercial operations, from retail outlets/offices to cafés, clinics, or leisure spaces.

Please Note:

There are two units that have been let out and the investments are being sold.
Please enquire for further information.

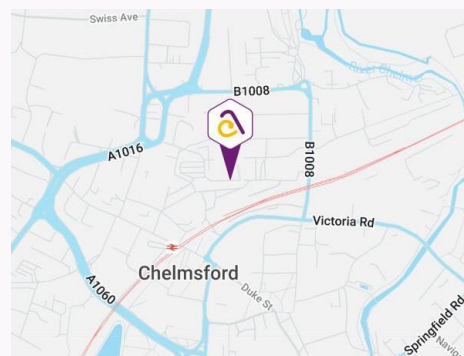
TERMS:

The properties are available by way of a 125 year long leasehold.

INVESTMENTS:

Unit F1 has been let to Geek Retreat on a 12-year lease, with a 7-year break clause, which commenced in January 2024 at a passing rent of £26,400 per annum.

Unit H2 has been let to Lilly Rose on a 5-year lease, with no break clauses. The tenant is paying £17,000 per annum.



Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.
All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.

BUSINESS RATES:

Interested parties are advised to confirm the rating liability with Chelmsford City Council on 01245 606606.

LEGAL COSTS:

Each party to bear their own reasonable legal costs.

VAT:

Plus VAT If Applicable.

TENURE:

Long Leasehold.

PRICE:

Vacant Units
From £85,000 to £220,000.

Investment Units
From £200,000 to £265,000.

VIEWING:

Strictly by prior appointment via the vendors appointed agents
Ayers & Cruiks.



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
t. 01702 343060
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk

CHELMSFORD OFFICE

a. Burgundy Court
64 / 66 Springfield Road
Chelmsford, Essex CM2 6JY
t. 01245 202555
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk

