



CHELMSFORD



TO LET

Unit 2
96-98 Springfield Road
Chelmsford
Essex
CM2 6JZ

RETAIL 5,497 SQ.FT. (511 SQ.M.)

-  Prominent Corner Position
-  Class E Use
-  Open Plan Accommodation
-  New Lease Available
-  Rent £100,000 Per Annum Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555



Ayers & Cruiks
COMMERCIAL

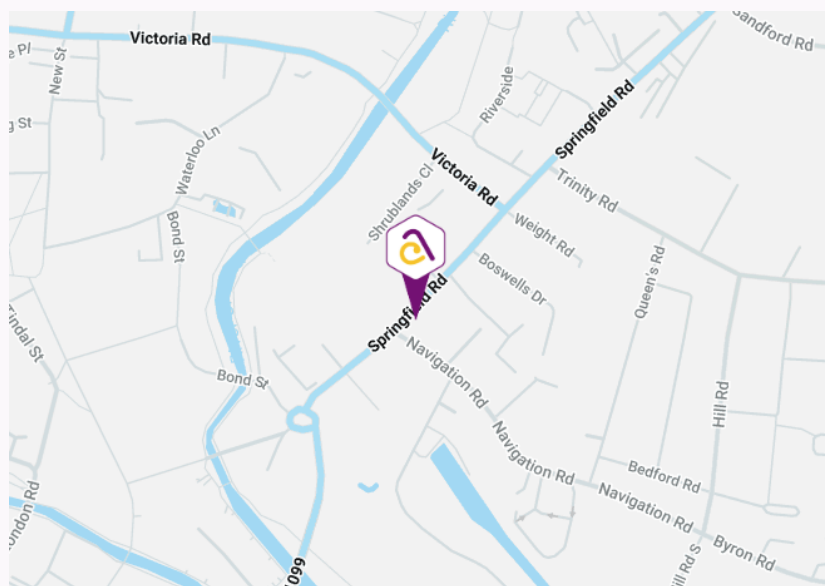
SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The building is in a prominent location on Springfield Road, at the corner with Navigation Road, on the northeast side of Chelmsford city centre. Chelmsford High Street, with its shops, restaurants, bars, and other amenities, is just a short walk away. The mainline railway station, with trains to London Liverpool Street in about 35 minutes, and the main bus terminal are also close by.

The property is a single-storey corner showroom with a large return frontage. It features mainly open-plan space, with a separate storage area and toilets. The storage area has double loading doors that can be accessed directly from Navigation Road.



ACCOMMODATION

	SQ.FT	SQ.M
TOTAL	5,497	511

TERMS

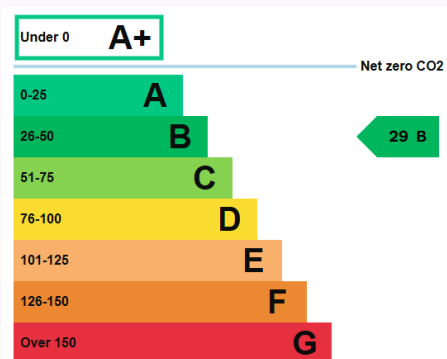
The property is available to let upon on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

A Service Charge is Applicable

EPC:

B -29



BUSINESS RATES

Interested parties are advised to confirm the rating liability with Chelmsford City Council on 01245 606805.

LEGAL COSTS

Ingoing tenant to be responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT:

£100,000 Per Annum Exclusive

VAT

Not Applicable.

VIEWING

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

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.



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