






# CHELMSFORD



## TO LET

**Springfield House**  
**29 Springfield Road**  
**Chelmsford**  
**Essex**  
**CM2 6JE**

**2<sup>nd</sup> & 3<sup>rd</sup> FLOOR OFFICE SUITE**  
**1,144-2,314 SQ.FT. (106-214 SQ.M.)**

-  Short Distance from Chelmsford Railway Station
-  Allocated car parking
-  Located in Chelmsford Town Centre
-  2 separate floors available
-  Available Now



**Ayers & Cruiks**  
**COMMERCIAL**

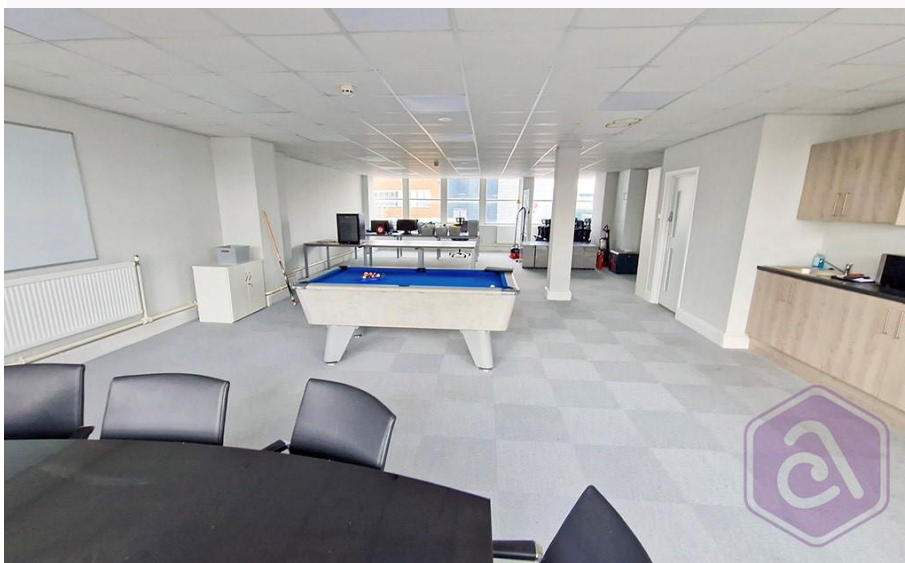
**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

This Property boasts a convenient location, being situated a mere stone's throw away from Chelmsford Railway Station. Additionally, it offers the added benefit of allocated car parking, ensuring ease of access for residents. The property has been meticulously maintained, guaranteeing a high standard of living for its occupants.

Furthermore, a new lease is available for interested parties. This property is currently on the market and ready for immediate occupancy. Its prime location within Chelmsford town centre further enhances its appeal, providing residents with easy access to a wide range of amenities and services.



## ACCOMODATION

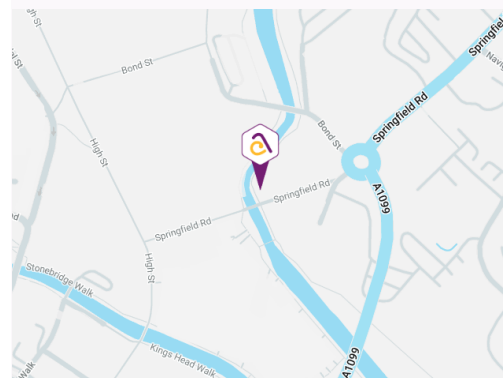
2<sup>nd</sup> Floor Office – 1,144 sq. ft. ( 106 sq. m.)  
3<sup>rd</sup> Floor Office – 1,170 sq. ft. ( 108 sq. m.)  
**Total Office Area – 2,314 sq. ft. ( 214 sq. m.)**

## TERMS

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

## EPC

Awaiting EPC



## BUSINESS RATES 2023

Interested parties are advised to contact Chelmsford City Council 01245 606606

## LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

## TENURE

Leasehold

## RENT

2<sup>nd</sup> Floor Office £22,800 per annum exclusive, plus VAT if applicable.

3<sup>rd</sup> Floor Office £23,400 per annum exclusive, plus VAT if applicable.

## VIEWING

Strictly by prior appointment via landlords appointed agents  
**Ayers&Cruikis**

### 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

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Southend on Sea  
Essex SS2 6HZ  
**t.** 01702 343060  
**e.** mail@ayerscruikis.co.uk  
**w.** ayerscruikis.co.uk

## CHELMSFORD OFFICE

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Chelmsford, Essex CM2 6JY  
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**e.** mail@ayerscruikis.co.uk  
**w.** ayerscruikis.co.uk