



Second Floor One Legg Street, Legg Street, Chelmsford CM1 1JS

TO LET

Refurbished City Centre Offices To Let in
a City Centre Location

**3,645 Sq Ft
(339 Sq M)**

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DESCRIPTION

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

VAV air-conditioning
Full access raised floors
Suspended ceiling with recessed lighting
Three 10 person lifts and one goods lift
Manned reception
CCTV security
2 secure parking spaces

- ✓ Newly refurbished ground floor open plan office suite
- ✓ Contemporary manned reception area
- ✓ Great access to City centre for amenities
- ✓ Chelmsford station is a 5 minute walk away
- ✓ Secure parking on site
- ✓ Excellent specification



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.

Legg Street is a short walk to Chelmsford station with regular services to London Liverpool Street.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	3,645	339

VAT

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

LEGAL COSTS

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

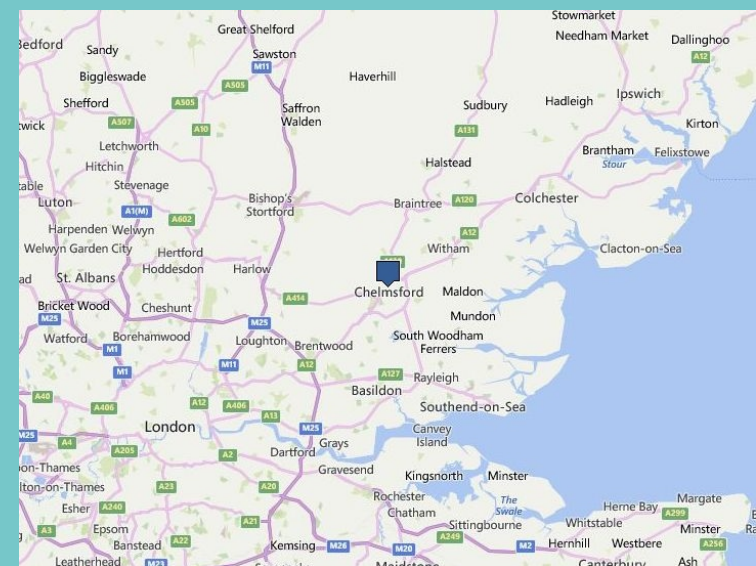
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

A new effectively full repairing and insuring lease via the service charge for a term to be agreed being excluded from the security of Tenure Provisions of the Landlord and Tenant Act

EPC EPC rated D.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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