



Ayers & Cruiks
COMMERCIAL

Unit 13 Exchange Way, Chelmsford, CM1 1XB
To Let | 1,428 sq ft

Two-storey property with glazed shop front, kitchenette, WCs, storage and back room.

Unit 13 Exchange Way, Chelmsford,
CM1 1XB

Summary

- Rent: £35,250 per annum
- Business rates: £10,728.50 per annum
- Service charge: £6,000 per annum
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: D (87)
- Lease: Assignment

Further information

- [View details on our website](#)

Contact & Viewings

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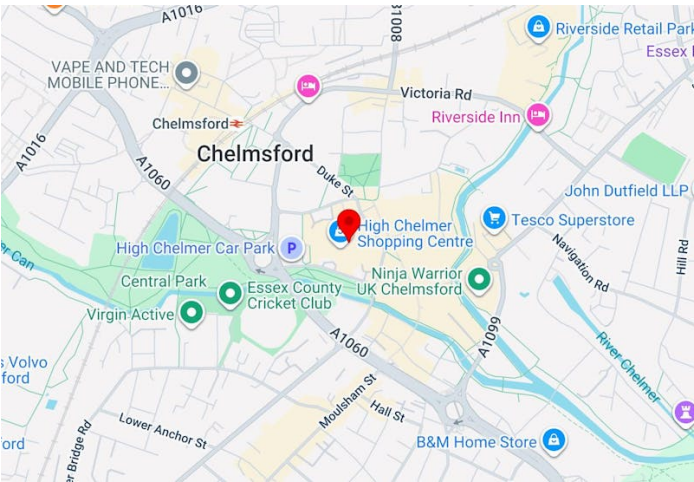
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Key Points

- Office / Retail Suite In Shopping Centre
- High Street Position
- Assignment Of Lease Until October 2027
- Kitchenette & WC's
- 3 Months Rent Free in 1st Year

Description

The property is arranged over two floors, with both a ground floor and a first floor. The ground floor features the main shop area, which boasts a glazed shop front, wood-effect vinyl flooring, a suspended ceiling, and a convenient changing room. Additionally, there is a kitchenette on the ground floor for staff use. The first floor is currently utilized for storage but offers potential for additional useable space. It includes a second kitchenette and two toilets, providing ample facilities for staff or customers. The property also benefits from a back room, offering extra flexibility for operations or storage needs.

Location

This location benefits from high footfall and a central position within High Chelmer Shopping



centre. The property is within walking distance of Chelmsford Train Station, which provides regular services to London Liverpool Street and other destinations. It is also easily accessible by road, with close proximity to the A12, connecting to the M25 and other key routes. Local bus services operate nearby.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Unit	Retail	1,428	132.67	Available

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

By way of assignment of the current lease expiring in October 2027.

Rent

The landlord is offering a rent incentive of three months rent free for the first year. Thereafter the rent will increase to the headline rent of £47,000 per annum.

