



Ayers & Cruiks
COMMERCIAL

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

To Let | 5,497 sq ft

Single-storey corner showroom, featuring open plan space with a separate storage area, toilets and parking.



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Summary

- Rent: £100,000 per annum
- Business rates: Interested parties are advised to contact Chelmsford City Council 01245 606606
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: B (29)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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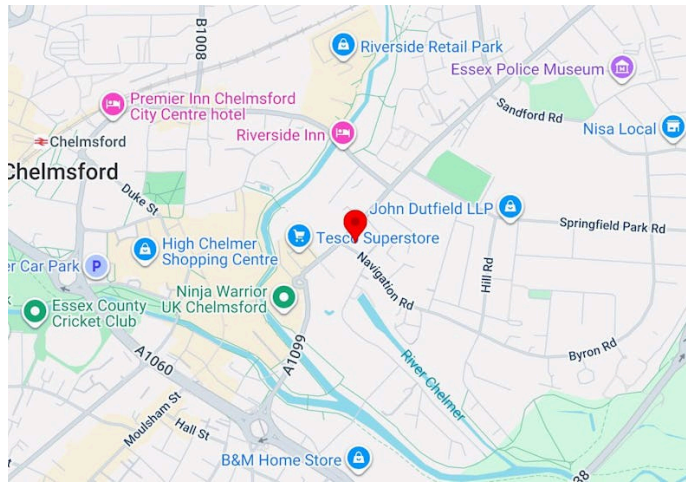
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Key Points

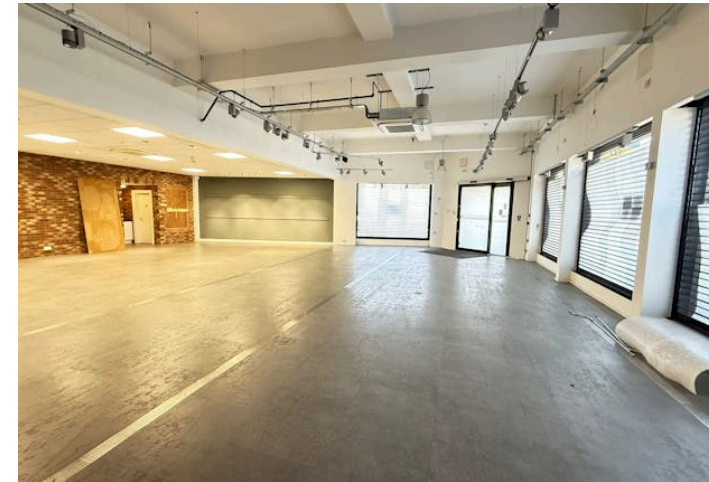
- Prominent Corner Opportunity
- Class E Use
- Open Plan Accommodation
- New Lease Available
- Rent £100,000 Per Annum Exclusive

Description

The property is a single-story 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.

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.



Accommodation

Floor/Unit	sq ft	sq m	Availability
Unit	5,497	510.69	Available

Viewings

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

Terms

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

Rent

£100,000 Per Annum Exclusive

