

**To Let** 305 to 1,887 sq ft

# 64/66 Springfield Road, Chelmsford, CM2 6JY

Offices fitted with suspended ceilings, integrated lighting, air con, communal toilets and kitchenette.

- City Centre location
- Short distance from Chelmsford railway
- Good road connections
- Well Maintained throughout
- Exclusive parking area
- Offices To Let





## 64/66 Springfield Road, Chelmsford, CM2 6JY

## Summary

- Rent: £12.000 £23.000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Chelmsford City Council on 01245 606606
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- · Lease: New Lease

## Further information

• View details on our website

## **Contact & Viewings**

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#### Offices

86-88 Baxter Avenue, Southend-On-Sea, Essex. SS2 6HZ Tel: 01702 343060

**Burgundy Court** 64/66 Springfield Road, Chelmsford. Essex, CM2 6JY Tel: 01245 202555



## Description

This office building features a welcoming ground-floor reception area, with both stairs and a lift providing access to the first and second-floor offices. Each office is fitted with suspended ceilings, integrated lighting, carpet tiles and air conditioning. Communal toilets and a kitchenette are available on every floor.

## Location

Located in a busy vehicular location on Springfield Road, with pedestrian traffic passing en route to and from Bond Street and Chelmsford centre. This well-presented ground-floor retail unit offers an opportunity to secure a prominent spot opposite Tesco and adjacent to Iceland.

## Accommodation

Floor/U	nit Descriptio	n Size	sq m	Ren
2nd	Suite 1	305 sq ft	28.34	£12,000 /annum
2nd	Suite 9	1,582 sq	ft 146.97	£23,000 /annum



## **Viewinas**

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

#### **Terms**

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

## Rent

From £12,000 Per Annum Exclusive to £23,000 Per Annum Exclusive

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