

For Sale  
4,675 sq ft

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**25-29 Springfield Road,  
Chelmsford, CM2 6JE**

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Four storey building with ground floor tea rooms, upper floor office spaces and small car park to the rear.

- Investment/Development Opportunity
- Parking To The Rear
- Potential Income £96,983.37 Per Annum
- Freehold For Sale
- Offers In The Region Of £950,000



## 25-29 Springfield Road, Chelmsford, CM2 6JE

### Summary

- Price: Offers in the region of £950,000
- Business rates: Interested parties are advised to contact Chelmsford City Council 01245 606606
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: D (82)

### 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
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### Viewings

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

### Price

Offers in the region of £950,000

### Description

This mid-terrace mixed-use building spans four floors—ground, first, second, and third—and includes a small rear car park. The ground floor operates as tea rooms. The upper floors consist of three office spaces with separate front access, all fully let on short-term leases. Vacant possession of the upper floors will be available in March 2026. There is potential to convert the self-contained offices above into six two-bedroom flats through permitted development, with the possibility of adding additional floors, subject to planning approval.

### Location

Situated in a prime location at the pedestrian end of Springfield Road in Chelmsford town centre, between the High Street and the Bond Street roundabout, with the River Chelmer behind the building.

### Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Unit	Office	4,675	434.32	Available