



**Ayers & Cruiks**  
COMMERCIAL

**For Sale**  
4,675 sq ft

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

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

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



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

Neil Burroughs  
01702 608035  
neil@ayerscruiks.co.uk

Cameron Cruiks  
01702 608045  
cameron@ayerscruiks.co.uk

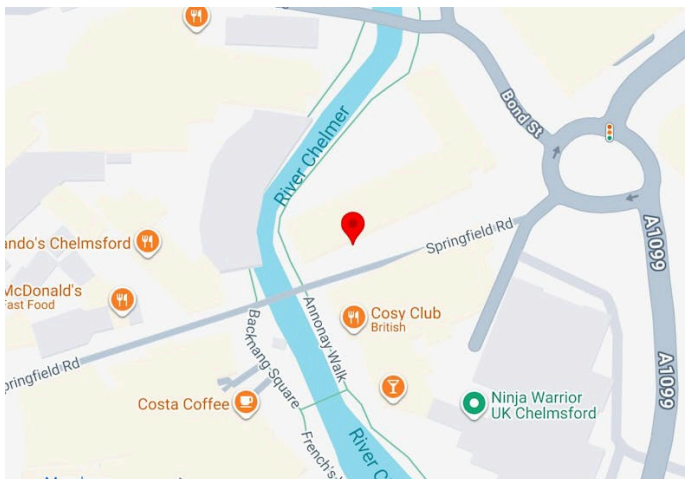
Darrell Clarke  
01702 608039  
darrell@ayerscruiks.co.uk

Bradley Hair  
01702 608057  
bradley@ayerscruiks.co.uk

## 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 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

## Viewings

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

## Price

Offers in the region of £950,000