



Ayers & Cruiks
COMMERCIAL

To Let
1,840 sq ft

**23-27 Moulsham Street,
Chelmsford, CM2 0XQ**

Third floor open plan office
suite in a prominent position
close to Chelmsford city centre.

- Short distance from Chelmsford train station
- Good road connections
- Well-maintained throughout
- New lease available
- £18,400 per annum exclusive

www.ayerscruiks.co.uk



23-27 Moulsham Street,
Chelmsford, CM2 0XQ

Summary

- Rent: £18,400 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- 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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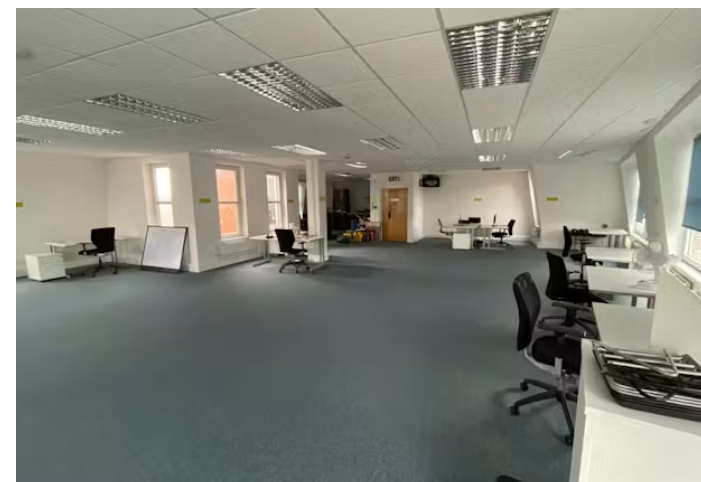
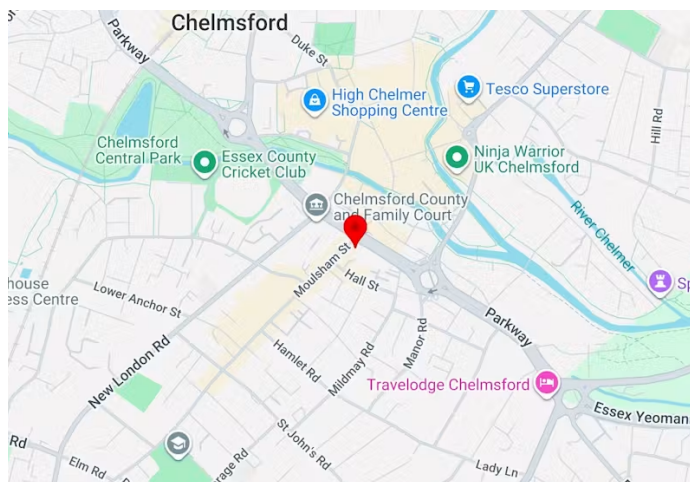
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Description

An open plan office suite benefitting from a kitchenette area and newly installed lift and heating system. The offices are accessed via Moulsham Street and benefit from a door entry system.

Location

This property is situated on Moulsham Street, one of Chelmsford's main commercial thoroughfares, within easy walking distance of the city centre and Chelmsford train station. The location benefits from a mix of retail, leisure and office occupiers, with great access to the A12 and wider road network.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
3rd	Office	1,840	170.94	Available

Terms

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

Rent

£18,400 per annum exclusive

Viewings

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