



Ayers & Cruiks
COMMERCIAL

To Let

86 sq ft

**Suite 7 - Burgundy Court,
64-66 Springfield Road,
Chelmsford, CM2 6JY**

Office fitted with suspended ceilings, integrated lighting, air conditioning, communal toilets and kitchenette.

- City centre location
- Good road connections
- Well maintained throughout
- New lease available
- Rent only £3,175 per annum inclusive

www.ayerscruiks.co.uk



Suite 7 - Burgundy Court, 64-66
Springfield Road, Chelmsford, CM2
6JY

Summary

- Rent: £3,175 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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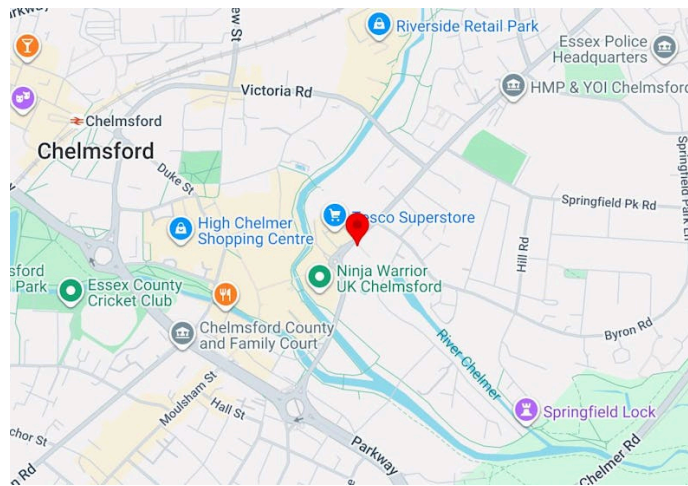
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Description

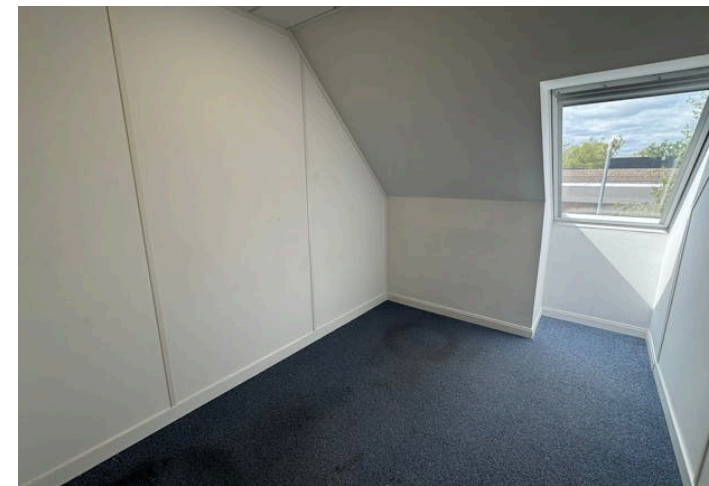
This small office suite is ideal for a one-person workspace, offering a compact and functional environment. The office features windows that allow natural light to fill the space, creating a bright and inviting atmosphere, air conditioning is present but has not been tested and there are also communal WCs.

Location

The office suite is situated at Burgundy Court, a prime location in Chelmsford, adjacent to the Meadows Shopping Centre and Tesco. The area benefits from excellent road connections, including proximity to the A12, A414 and M25 providing easy access to major routes. Additionally the transport links are highly convenient, with Chelmsford train station just 1.5 miles away, offering direct services to London Liverpool Street in under 40 minutes.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
2nd	Office	86	7.99	Available



Terms

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

Rent

£3,175 per annum

Viewings

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