



Ayers & Cruiks
COMMERCIAL

To Let

1,582 sq ft

**Burgundy Court, 64/66
Springfield Road,
Chelmsford, CM2 6JY**

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

- City centre location
- Short distance from Chelmsford train station
- Exclusive parking area
- £19,775 per annum exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £19,775 per annum - First year rent is reduced to £14,831 and then increases to £19,775 thereafter
- 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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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. This second floor office suite is fitted with suspended ceilings, integrated lighting, carpet tiles and air conditioning. Communal toilets and a kitchenette are available on every floor.

Location

Situated in a busy vehicular location on Springfield Road, with pedestrian traffic passing on route to and from Bond Street and Chelmsford Centre.

Accommodation

Name	Building Type	sq ft	sq m
2nd - Suite 9	Office	1,582	146.97



Rent

First year rent is £14,831 and then increases to £19,775 thereafter

Viewings

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

