

The Aquarium, 101 Lower Anchor Street, Chelmsford, CM2 0AU



To Let

**Contemporary Office
Accommodation**

**541 - 1,457 Sq. Ft.
(50.3 - 135.4 Sq. M.)**

- Rents From £11,500 Per Annum Exclusive
- Air Conditioning
- Car Parking
- Lift and DDA Compliance
- Self Contained Kitchenette & W.C. Facilities



- Most Active Agent Essex 2019, 2020, 2021 & 2022
- Most Active Agent Suffolk 2020 & 2022
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020
- Dealmaker of the Year South East 2021 & 2022



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Details

Location

Chelmsford is the County City of Essex, being a strategic administrative, financial and service centre. The Aquarium is prominently located at the heart of the professional district, just off New London Road. The City Centre is a short walk providing an extensive range of facilities.

The City is a popular location for regional offices, being 35 miles north-east of London. The A12 provides direct access to the M25 (J28) as well as to East Anglia and the East Coast Ports of Felixstowe, Lowestoft and Harwich. Stansted Airport and the M11 (J8) are approximately 30 minutes drive via the A130/A120. Chelmsford railway station provides a regular fast service to London Liverpool Street (approx. 30 minutes).

Description

The Aquarium provides three floors of modern open plan office accommodation with good levels of natural light. The suites are in a variety of sizes, with some providing the option of being combined.

The property provides presentable common areas, with an attractive entrance featuring an aquarium.

Features

- Heating and Air Conditioning
- Perimeter Trunking
- Kitchenette Facilities
- Self Contained WCs
- Lift and DDA Compliance
- Car Parking
- Shower Facilities
- Bicycle Parking Facilities
- Telephone Entry System

Local Authority

Chelmsford City Council
T: 01245 606 826

Services

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

VAT

The property is elected to VAT, which will be charged at the prevailing rate on the rent, service charge and other outgoings.

Service charge

Our client has advised that the annual service charge is currently running at £3.80 per square foot.

Terms

The below suites are available on full repairing and insuring terms by way of service charge for a term to be agreed.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

01245 261226
fennwright.co.uk

John Logan jdl@fennwright.co.uk

James Wright jw@fennwright.co.uk

Availability Schedule

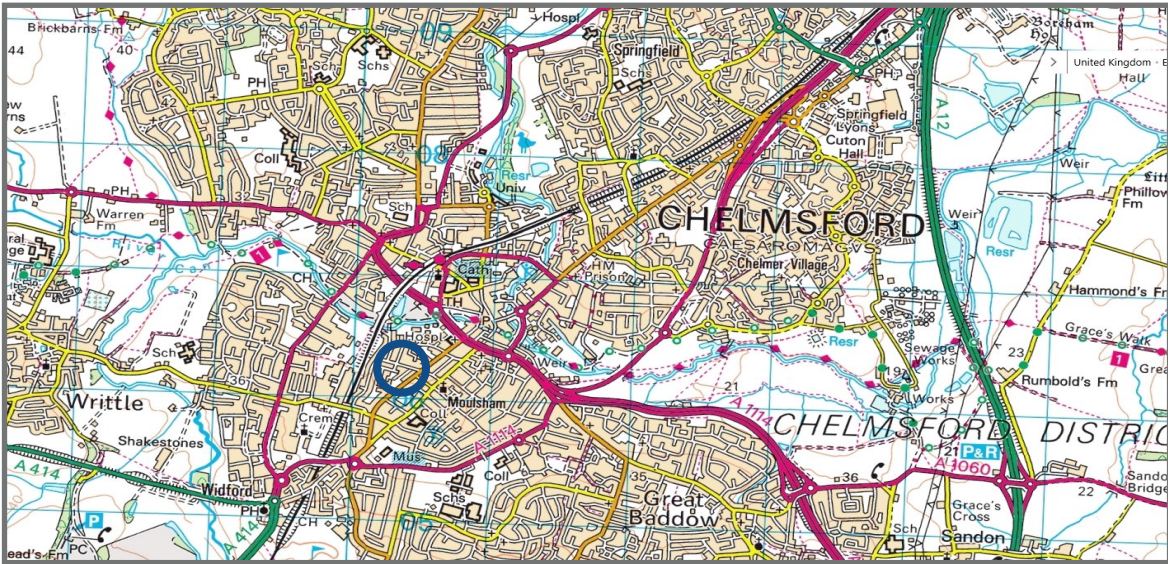
Suite	Floor	EPC	Size Sq. Ft. (NIA)	Rateable Value	Rent (P.A.X.)	Availability
11	First	C - 73	541	£12,250	£11,500	<i>Available</i>
12	First	B - 32	916	£18,500	£18,320	<i>Available</i>

Suite 11



Suite 12





For further information

01245 261226

fennwright.co.uk

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