



## AVAILABLE TO LET

Commercial Unit Suitable for Variety of Uses (S.T.P.P.)

Unit 6, Park Central, Chelmsford, CM1 1GZ

## RENT

£27,500

per annum exclusive plus VAT

## AVAILABLE AREA

2,195 sq ft

[204 sq m]



## LOCATION

Chelmsford is the County City of Essex and forms a strategic administrative, financial and service centre.

The unit is surrounded by Chelmsford's principal transport hubs that comprise the main bus station and mainline railway station. The railway station provides a regular, fast service to London Liverpool Street with journey times from approximately 30 minutes.

Neighbouring occupiers on the scheme include Tesco, Greggs, Subway and Anytime Fitness.

## DESCRIPTION

The unit provides a glazed retail frontage and is configured in open plan layout. The unit benefits from laminate flooring and suspended ceilings with recessed lighting. There is a demised WC at the rear of the unit and rear access to the covered loading area.

## ACCOMMODATION

Approximate Net Internal Areas

» Unit 6: 2,195 sq ft [204 sq m]

## 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 those serving the property including IT and telecommunication.

## BUSINESS RATES

We are advised that the premises requires reassessment for Business Rates. Interested parties are advised to make their own enquiries.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

B – 43

## VAT

We are advised that the units are elected to VAT.

## SERVICE CHARGE

The scheme's standard service charge will apply. Further information available upon request.

## TERMS

The unit is available to let on a new effective full repairing and insuring lease by way of a service charge at a commencing rent of £27,500 for a term to be agreed.

## LEGAL COSTS

Each party to bear their own legal costs.





**VIEWINGS STRICTLY BY APPOINTMENT  
WITH THE JOINT SOLE AGENTS:**

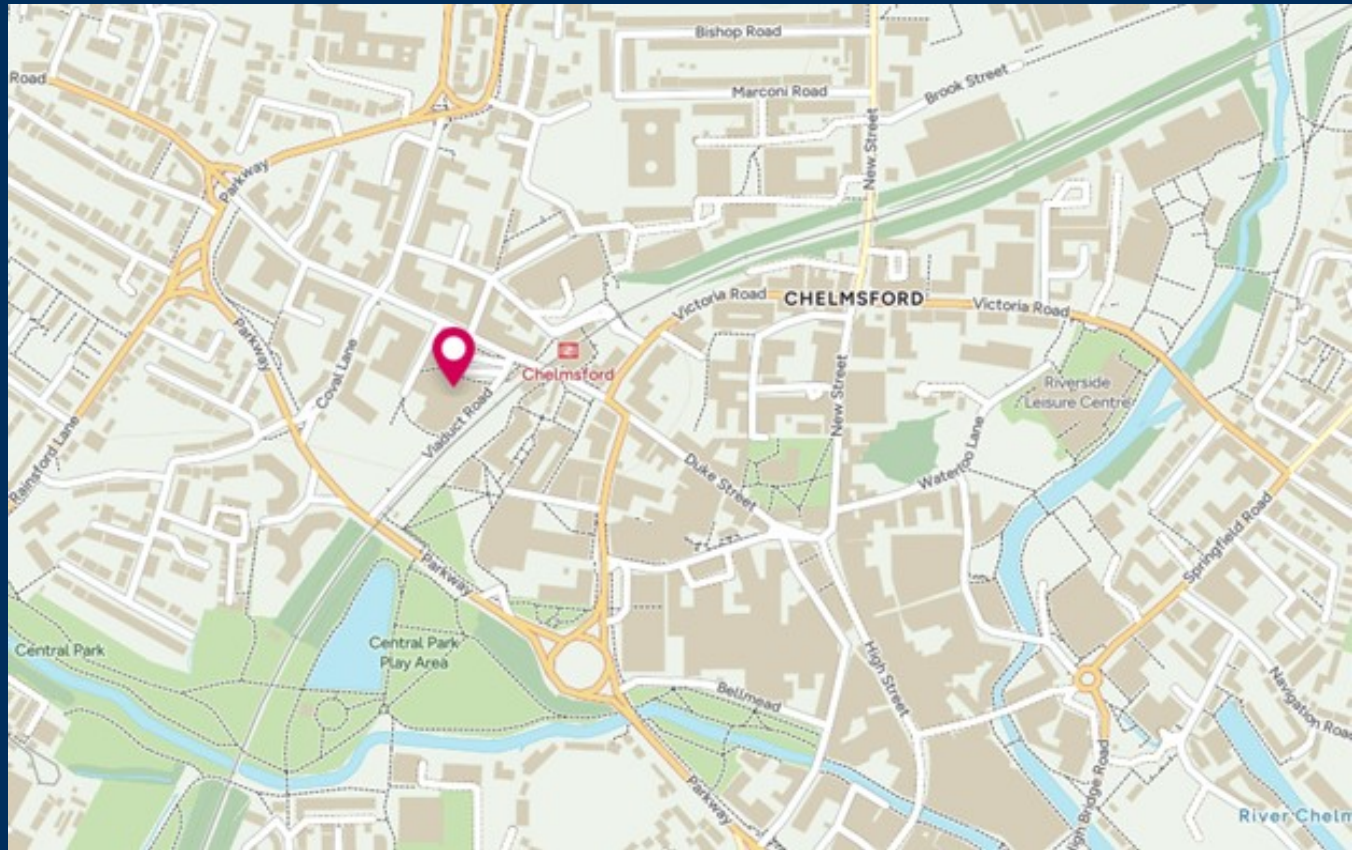
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