

TO LET

Prominent Corner Premises

City Centre Location - Onsite Car Parking

5,497 sq. ft. (511 m²)

UNIT 2, 96-98 SPRINGFIELD ROAD

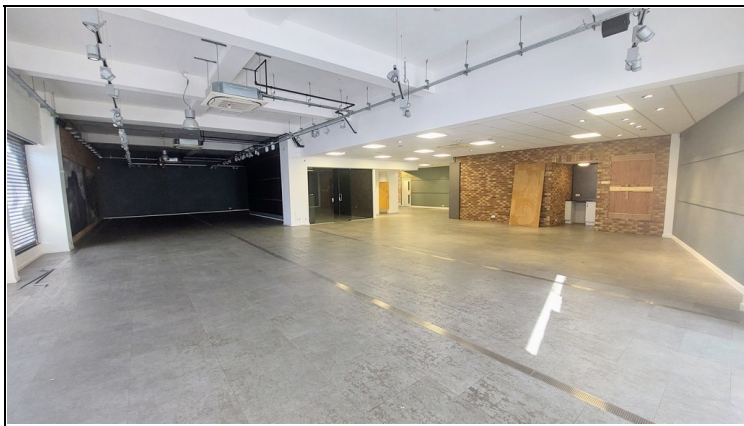
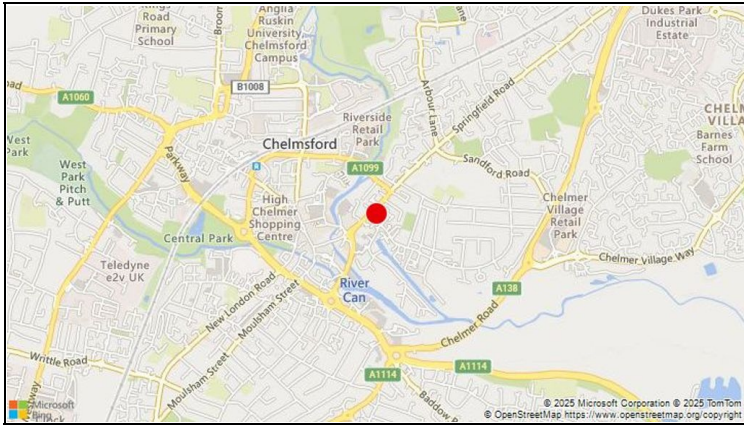
Chelmsford, Essex, CM2 6JZ



- Prominent Corner Opportunity
- Class E Use - Alternative Uses Considered (STP)
- Display Return Frontage
- City Centre Location
- Onsite Car Parking
- Open Plan Accommodation

KEMSLEY LLP
PROPERTY CONSULTANTS

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www.kemsley.com



LOCATION

The building occupies a prominent position fronting on to Springfield Road, at its junction with Navigation Road, on the north eastern side of Chelmsford city centre. Chelmsford High Street, along with its various shopping centres, restaurants, bars and amenities, are all located within a short walking distance. Chelmsford mainline railway station offering services to London Liverpool Street (approximately 35 minutes travel time) and bus terminus is located nearby.

DESCRIPTION

Comprising a single storey corner showroom building with large return frontage. The premises is arranged as mostly open plan accommodation with partitioned store area & toilets. Double loading doors into the store area are accessed directly from Navigation Road.

ACCOMMODATION

Ground Floor 5,497 sq. ft. (511 m²)

The above floor areas are approximate and have been provided to us. They remain subject to verification.

TENURE

Available by way of a new lease upon Full Repairing and Insuring terms, for a term to be agreed.

RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

The building has a Rateable Value of £84,500. Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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Ref: AC2888



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