

TO LET

£5,025 PER ANNUM

elwell taylor



SUITE 8 8 KINGSDALE BUSINESS CENTRE,
REGINA ROAD
CHELMSFORD
CM1 1PE

CITY CENTRE OFFICE SUITE
WITH PARKING

- SPACE AVAILABLE: 162 SQ FT - 1,058 SQ FT (15 SQ M - 98 SQ M)
- INCLUSIVE RENTS
- AIR CONDITIONING & NEWLY REDECORATED
- ONE PARKING SPACE PER SUITE

LOCATION

Kingsdale Business Centre is situated in Regina Road, which is a turning off Victoria Road within easy walking distance of the city centre, Chelmsford railway station and adjoins the Riverside Retail Park.

DESCRIPTION

Kingsdale Business Centre is a modern development of business units with parking.

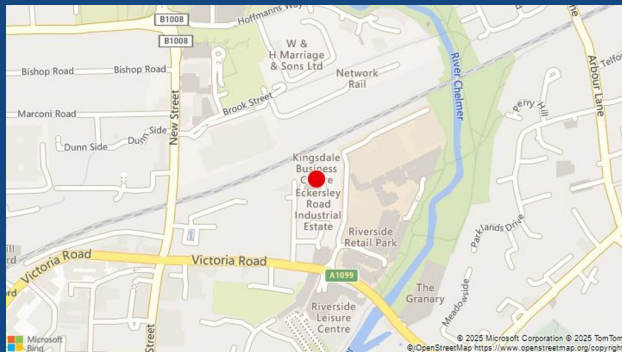
Unit 8 comprises of a number of office suites on the ground and first floors, with shared kitchen and WCs.

Available to let immediately are Suites 6-9 on the ground floor, which can be let together or individually. The 4 offices are connected via adjoining doors.

The offices benefit from carpets throughout, suspended ceilings with inset lighting, comfort heating and cooling and an intruder alarm.

There is a communal kitchen with dishwasher and fridge appliances. There are shared male and female WCs and a disabled WC, as well as a communal waiting area.

There is one allocated parking space with each office suite.



ACCOMMODATION

Office 6: 319 sq ft (30 sq m) - 1 parking space, £9,900 + VAT per annum
Office 7: 162 sq ft (15 sq m) - 1 parking space, £5,025 + VAT per annum
Office 8: 162 sq ft (15 sq m) - 1 parking space, £5,025 + VAT per annum
Office 9: 223 sq ft (21 sq m) - 1 parking space, £6,925 + VAT per annum
Office 10: 192 sq ft (18 sq m) - 1 parking space, £5,975 + VAT per annum

CAR PARKING

1 spaces

TERMS

Offices 6-9 are available to let all together, or individually, on the basis of a new 3 year lease, to be outside of the Landlord & Tenant Act 1954.

Rents are inclusive of electricity, heating, water and sewage, cleaning of the common parts and maintenance of the structure. Tenant is responsible for their own business rates and IT/telecoms.

A minimum rent deposit equal to one and a half months rent is required.

Tenant to pay £350 + VAT towards the cost of preparing the tenancy agreement documents.

RENT

£5,025 Per Annum

VIEWINGS

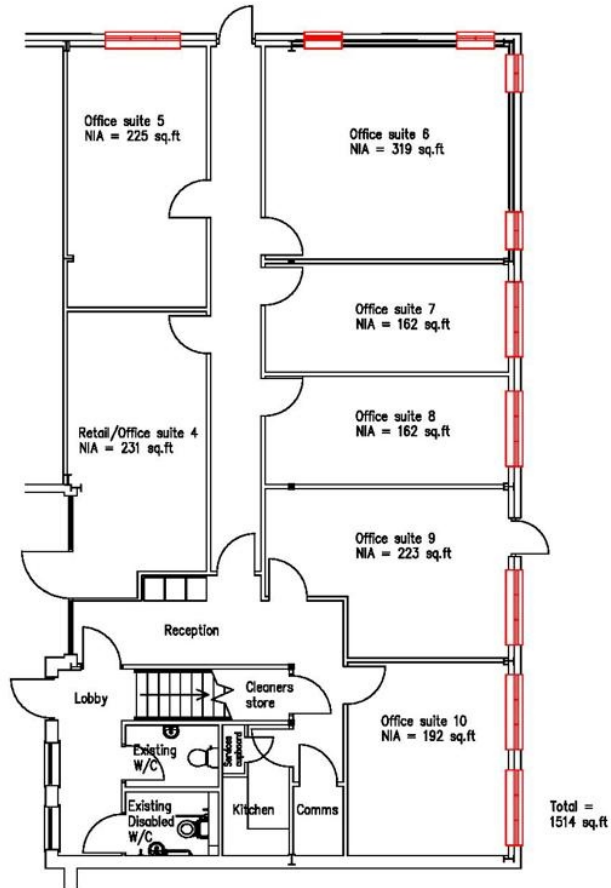
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Original measured survey by



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Client
T Rippon Estates
Project Name
8 Kingsdale
Regina Road
Chelmsford

Drawing Title
Offices 4-10
Ground Floor

Scale	Sheet Size
1:100	A4
Date	Drawn by
31/10/2013	NBT
Drawing No.	
13.148/012	
Rev	
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