

FOR SALE

City Centre Freehold Office Building with Car Parking

1,865 sq. ft. (173 m²)

70-72 NEW LONDON ROAD

Chelmsford, Essex, CM2 0PE

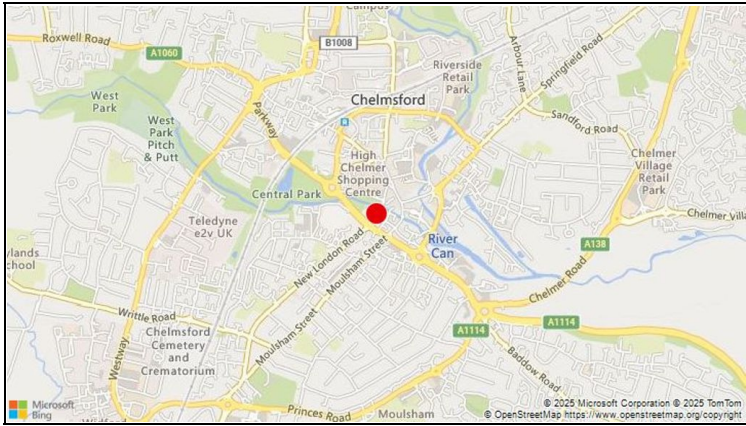


- City Centre Location
- Attractive Period Building
- On site car parking

- Opportunity to secure a vacant freehold office
- Close to local retail, leisure facilities and train station
- Prominent main road position

KEMSLEY LLP
PROPERTY CONSULTANTS

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LOCATION

The property occupies a prominent position on New London Road, being the main southern approach to Chelmsford. Chelmsford is the county town of Essex and in addition to it being the commercial and administrative hub for the county it is also a powerful retailing and leisure destination.

DESCRIPTION

Comprising a mid-terraced three storey office building, together with lower ground floor and benefitting from prominent frontage on to New London Road.

The building is arranged as reception and office areas on ground floor, together with further office accommodation at first and second floors. The lower ground floor offers office accommodation all arranged as a number of individual rooms. Both male and female toilet facilities are provided for within the building. To the rear of the building there is a car parking area which is approached directly from New London Road.

The building is Grade II Listed and located within the Baddow Road and River Can Conservation Area.

ACCOMMODATION

Ground floor	551 sq. ft. (51 m ²)
1st floor	684 sq. ft. (64 m ²)
2nd floor	306 sq. ft. (28 m ²)
Lower Ground floor	551 sq. ft. (51 m ²)
Total	1,865 sq. ft. (173 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available on freehold terms.

PRICE

£560,000 Freehold.

VAT

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

BUSINESS RATES

The building has a Rateable Value of £25,750. Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of the rates payable.

EPC

The property has an EPC meeting rating C - 74.

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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