

TO LET

**Double Fronted Commercial Unit
City Centre Location**

1,108 - 2,259 sq. ft. (103 - 210 m²)

UNITS 1 & 2 45 BROOMFIELD ROAD

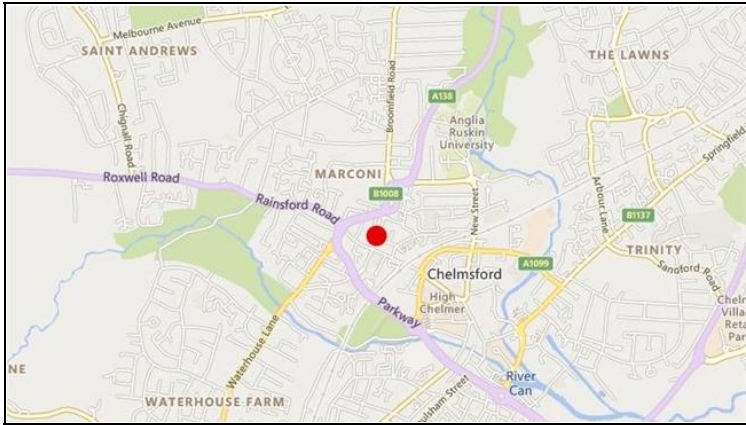
Chelmsford, Essex, CM1 1SY



- City Centre location
- Available as either individual units or as a whole
- Close to mainline station and bus terminus
- E Use Class

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com



LOCATION

Occupying a busy position on Broomfield Road just south of Parkway, and near its junction with Duke Street and Rainsford Road, forming part of the West End of Chelmsford City Centre.

Chelmsford Railway Station is within a few minutes walk offering services to London Liverpool Street (approximately 35 minutes).

The building is within a short walk of Chelmsford High Street alongside the City Centre's various bars, restaurants and Shopping Centres.

DESCRIPTION

Comprising the ground floor of a mixed use development with both units currently combined providing a combination of open plan and partitioned accommodation.

Our client's would consider renting the units individually or together as a whole.

ACCOMMODATION

Unit 1	1,108 sq. ft. (103 m ²)
Unit 2	1,151 sq. ft. (107 m ²)
Total	2,259 sq. ft. (210 m²)

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

TENURE

A new lease available 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

Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of the rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC Rating of D-89.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

Chris Cornhill

Tel: 01245 342051 / 07342 038292

Email: chris.cornhill@kemsley.com

Ref: AC2665/CC 08.22



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



KEMSLEY
LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.