TO LET

Single Floor Office/Leisure Space
City Centre Location

4,628 sq. ft. (430 m²)

FIRST FLOOR, BARRACK HOUSE

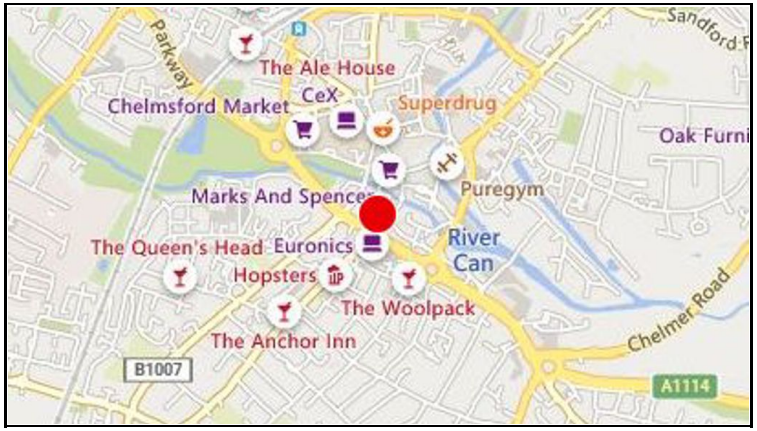
Barrack Square, Chelmsford, Essex, CM2 0UU



- City centre location
- Busy leisure focused area
- Near to Chelmsford High Street
- Alternative uses considered (STP)

KEMSLEY LLP
PROPERTY CONSULTANTS
01245 358988
www.kemsley.com

Kemsley LLP 113 New London Road, Chelmsford, Essex, CM2 0QT







LOCATION
Occupying a convenient position fronting Barrack Square, located behind Pizza Express and opposite the Co-op Quadrant Department Store. The building is located in the heart of Chelmsford City Centre near to the junction with High Street and Moulsham Street with local shopping facilities, various bars, restaurants and nightclubs.

DESCRIPTION
First floor accommodation accessed via self-contained dedicated entrance directly on to Barrack Square.

The space is arranged as a number of individual areas, together with toilet facilities, although could be adapted to create open plan accommodation throughout or a combination of both.

ACCOMMODATION

Total	**4,628 sq. ft. (430 m²)**

The above floor areas have been provided to us, are approximate, and have been measured on a net internal basis.

TENURE
Available by way of a new lease upon terms to be agreed.

RENT
£50,000 per annum exclusive.

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

BUSINESS RATES
The floor has several individual suites with a number of Rateable Values. Further details available upon application. 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 suite has a Rating of C - 52.

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

ADMINISTRATIVE FEE
Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT
Strictly by appointment via sole agents:

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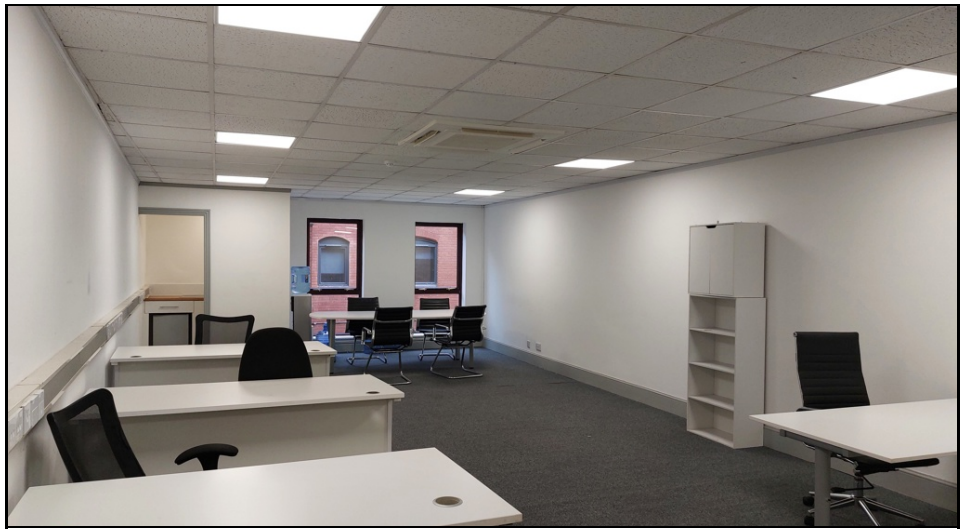
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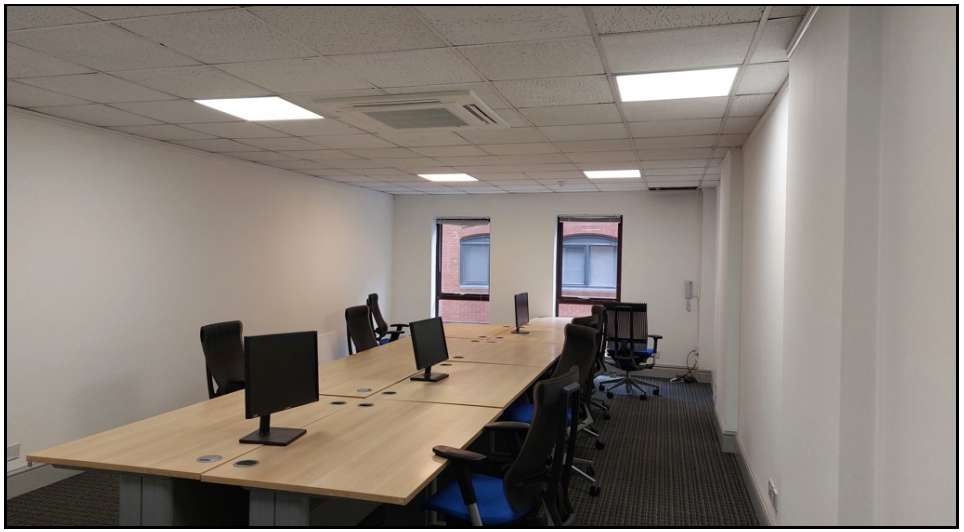
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