

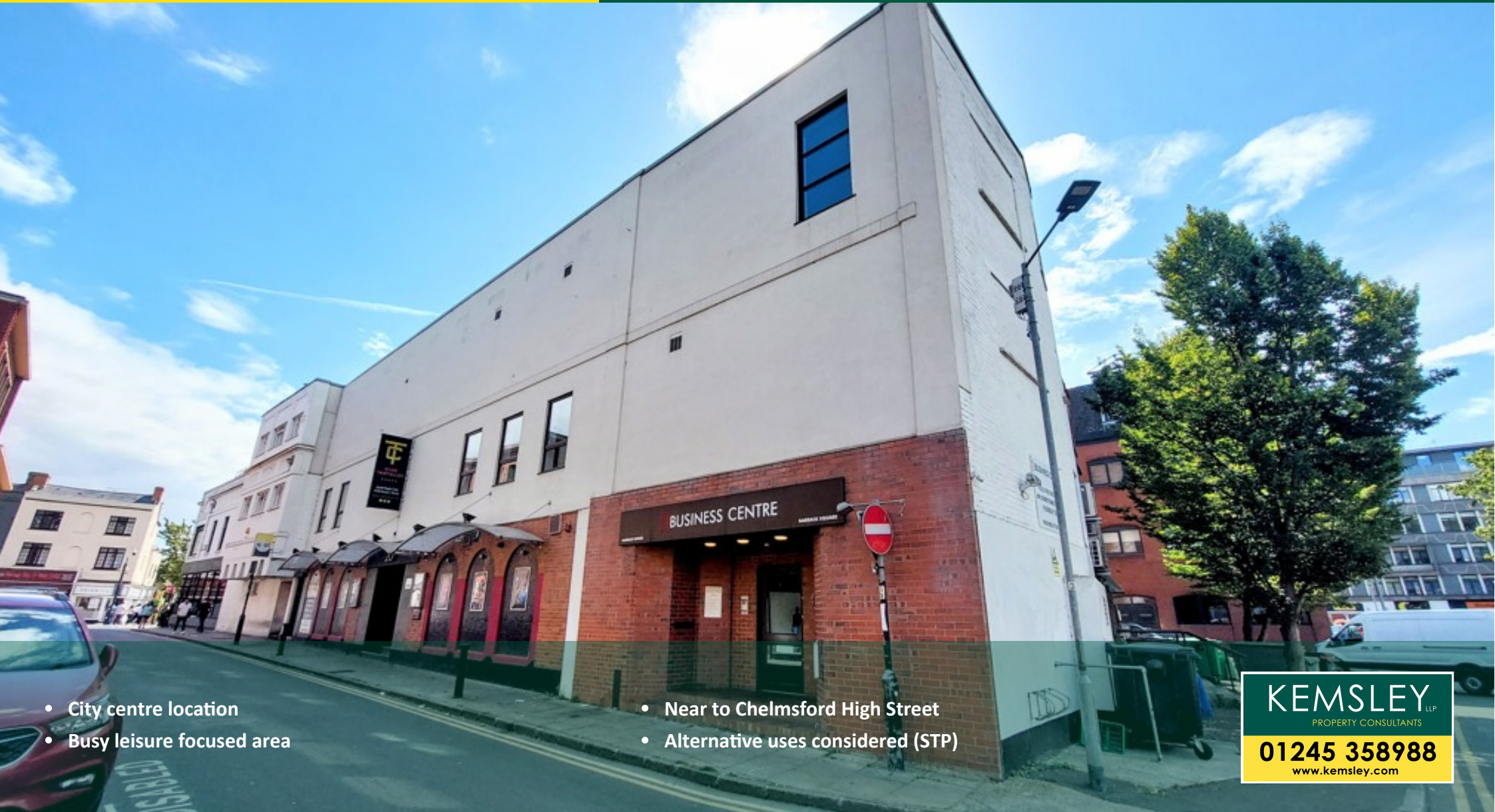
## TO LET

### First Floor Office Suite City Centre Location

533 sq. ft. (50 m<sup>2</sup>)

## SUITE 7, 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](http://www.kemsley.com)



## LOCATION

Occupying a convenient position fronting Barrack Square, located behind Pizza Express and opposite the Co-op Quadrant Department Store. Barrack House 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 office suite is accessed via self-contained dedicated entrance directly on to Barrack Square.

The suite is arranged as open plan accommodation with shared toilet facilities.

## ACCOMMODATION

**Total** **533 sq. ft. (50 m<sup>2</sup>)**

*The above floor areas 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

£977.00 per calendar month.

## VAT

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

## BUSINESS RATES

The suite has a Rateable Value of £10,500. Further details available upon application. Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of the rates payable.

## 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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