

TO LET

Attractive City Centre Offices On Site Car Parking

2,950 sq. ft. (274 m²)

BOUNDARY HOUSE, 4 COUNTY PLACE

Chelmsford, Essex, CM2 0RE



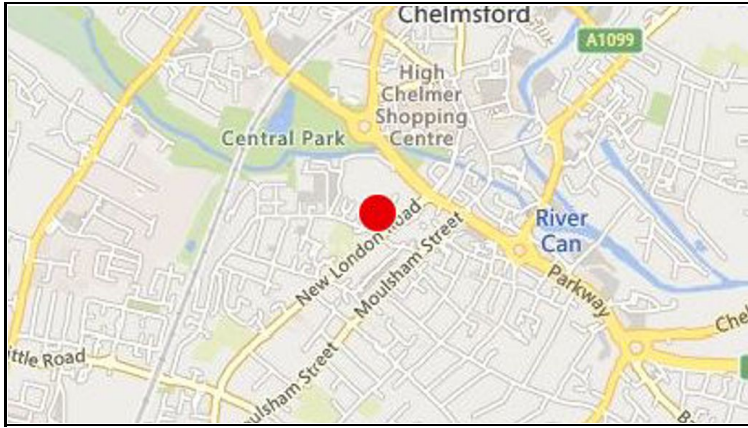
- Nearly refurbished reception area
- Recently refurbished common areas
- Short walk to city centre and mainline station

- Raised floors throughout
- On site car parking
- Pleasant landscaped surroundings

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



LOCATION

Boundary House forms part of County Place which is a modern high quality office location within Chelmsford's prime office district and adjoining Essex County Cricket ground. Other occupiers within County Place include Ellisons Solicitors, Rickard Luckin and Connells.

Chelmsford City Centre with its various restaurants, bars and shopping centre's including John Lewis and Bond Street, are all within a short walk. Chelmsford train station is within close proximity offering services to Stratford and London Liverpool Street.

DESCRIPTION

The available accommodation comprises part ground floor of Boundary House which is arranged as open plan accommodation throughout, benefiting from raised floors, suspended ceiling and LED lighting as well as recently installed enhanced fob access controls. There is a lift serving all floors with access to male, female and disabled toilet facilities within the communal areas.

Car parking is allocated within the underground car park accessed directly from County Place via New Writtle Street.

ACCOMMODATION

Total **2,950 sq. ft. (274 m²)**

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

TENURE

A new full repairing and insuring lease with terms to be agreed.

RENT

On application.

VAT

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

BUSINESS RATES

The suites have a rateable value of £61,500. 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 an EPC rating of B - 39

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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