

FOR SALE

City Centre Office Building Part let with vacant upper floors

1,683 sq. ft. (156 m²)

129 New London Road, Chelmsford, Essex, CM2 0QT



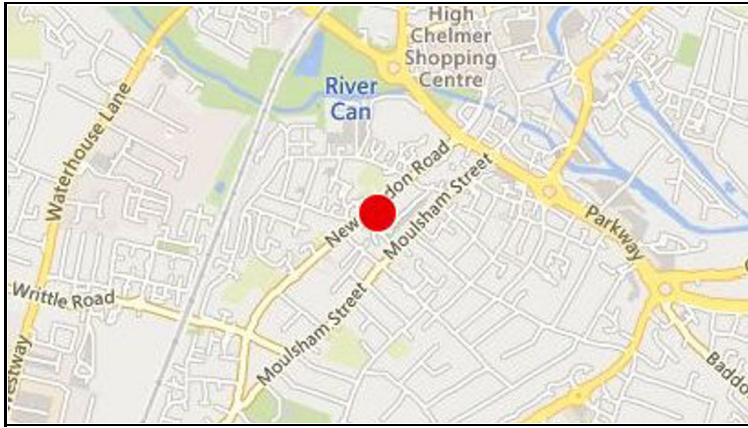
- Short walk to Moulsham Street, City Centre and train station
- Allocated rear car parking

- Part let & Income producing
- Fronting New London Road main thoroughfare

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



LOCATION

No. 129 occupies a prominent position on New London Road being the main southern approach to Chelmsford City Centre. Chelmsford train station is a short walk away and offers a direct railway service to London Liverpool Street. Chelmsford also enjoys an impressive road network adjoining the A12 which leads directly to the M25 (J28) as well as the M11 which is just 12 miles to the west via the A414.

DESCRIPTION

Semi-detached three storey Grade II Listed office building with basement area occupying a prominent position fronting New London Road.

To the rear of the building is the demised car parking area. Beyond that is the George Street Pay & Display car park where further parking is available.

ACCOMMODATION

Ground Floor	603 sq. ft. (56 m ²)
First Floor	576 sq. ft. (54 m ²)
Second Floor	184 sq. ft. (17 m ²)
Basement	320 sq. ft. (30 m ²)
Total	1,683 sq. ft. (156 m²)

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

TENURE

The building is available freehold subject to the existing leases at ground floor and basement. The first and second floors are offered vacant.

TENANCIES

Please refer to the tenancy schedule.

PRICE

£450,000 Freehold.

VAT

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

BUSINESS RATES

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

EPC

The building has a rating of E - 107.

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:

Chris Cornhill
Tel: 01245 342051 / 07342 038292
Email: chris.cornhill@kemsley.com

Jake Iliffe
Tel: 01245 342043 / 07946 482998
Email: jake.iliffe@kemsley.com

Ref: AC2973/04.26/CC



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.