



**AVAILABLE TO LET**

**Extensively Refurbished Air Conditioned Office Suites**

**Eagle House, Waterloo Lane, Chelmsford,  
Essex, CM1 1DB**

**RENT**

**£27,125**  
per annum exclusive

**AVAILABLE AREA**

**1,085 sq ft**  
[100.79 sq m]

## LOCATION

The City of Chelmsford is located approximately 37 miles northeast of London and benefits from excellent communications via the A12 giving direct access to the M25 (Junction 28) within 12 miles. The M11 and Stansted Airport are also easily accessible.

The City's railway station is within a few minutes walk and provides a fast and frequent service to London Liverpool Street with journey times from approximately 32 minutes.

The building is located adjacent to the Bond Street retail and leisure development which contains a number of high-end retailers, restaurants, and leisure providers such as John Lewis, White Stuff, Hotel Chocolat, The White Company, Charles Tyrwhitt, Tiptree Tea Room, Sweaty Betty, Giggling Squid and an Everyman Cinema.

## DESCRIPTION

Eagle House has been subject to comprehensive refurbishment and provides 16 office suites of varying sizes, over four floors. The accommodation benefits from:

- » Suspended ceiling with recessed LED lighting
- » Air conditioning and mechanical ventilation with heat recovery in each suite
- » Kitchenette facilities and integrated microwave in each suite
- » BT Fibre Connectivity
- » Male/Female and accessible WCs with shower facilities
- » Passenger lift serving all floors
- » Video telephone entry system
- » Secure, fob entry system to all suites
- » Onsite car parking in a secure, barrier-controlled car park
- » 6 Communal electric car charging bays
- » 3 Communal disabled car parking spaces





### SERVICES

We understand the property is connected to mains water, drainage and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

### LOCAL AUTHORITY

Chelmsford City Council  
T. 01245 606606

### SERVICE CHARGE

There will be a service charge payable towards the upkeep of the scheme and currently estimated at £5 per sq. ft per annum plus VAT.

### BUSINESS RATES

The suites are awaiting assessment for business rates. Interested parties are to rely on their own investigations and advised to contact the local authority for further information.

### TERMS

The suites are available to let on new, effective full repairing and insuring leases by way of a service charge for a term to be agreed at the quoting rents contained in the Accommodation Schedule.

### VAT

We understand that the property is elected to VAT.

### LEGAL COSTS

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

### ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective purchaser's identity prior to the instruction of solicitors.

## ACCOMMODATION SCHEDULE

| Floor        | Suite     | Size (NIA)    | EPC           | Car Parking Spaces | Rent PAX plus VAT |
|--------------|-----------|---------------|---------------|--------------------|-------------------|
| Ground Floor | Office 1  | 951 sq. ft.   |               |                    | <i>Let</i>        |
|              | Office 2  | 1,085 sq. ft. | <b>A - 22</b> | <b>2</b>           | <b>£27,125</b>    |
|              | Office 3  | 742 sq. ft.   |               |                    | <i>Let</i>        |
|              | Office 4  | 631 sq. ft.   |               |                    | <i>Let</i>        |
|              | Office 5  | 820 sq. ft.   |               |                    | <i>Let</i>        |
| First Floor  | Office 6  | 921 sq. ft.   |               |                    | <i>Let</i>        |
|              | Office 7  | 1,104 sq. ft. |               |                    | <i>Let</i>        |
|              | Office 8  | 675 sq. ft.   |               |                    | <i>Let</i>        |
|              | Office 9  | 873 sq. ft.   |               |                    | <i>Let</i>        |
|              | Office 10 | 1,161 sq. ft. |               |                    | <i>Let</i>        |
| Second Floor | Office 11 | 597 sq. ft.   |               |                    | <i>Let</i>        |
|              | Office 12 | 1,169 sq. ft. |               |                    | <i>Let</i>        |
|              | Office 13 | 671 sq. ft.   |               |                    | <i>Let</i>        |
|              | Office 14 | 841 sq. ft.   |               |                    | <i>Let</i>        |
|              | Office 15 | 1,162 sq. ft. |               |                    | <i>Let</i>        |
| Third Floor  | Office 16 | 1,500 sq. ft. |               |                    | <i>Let</i>        |



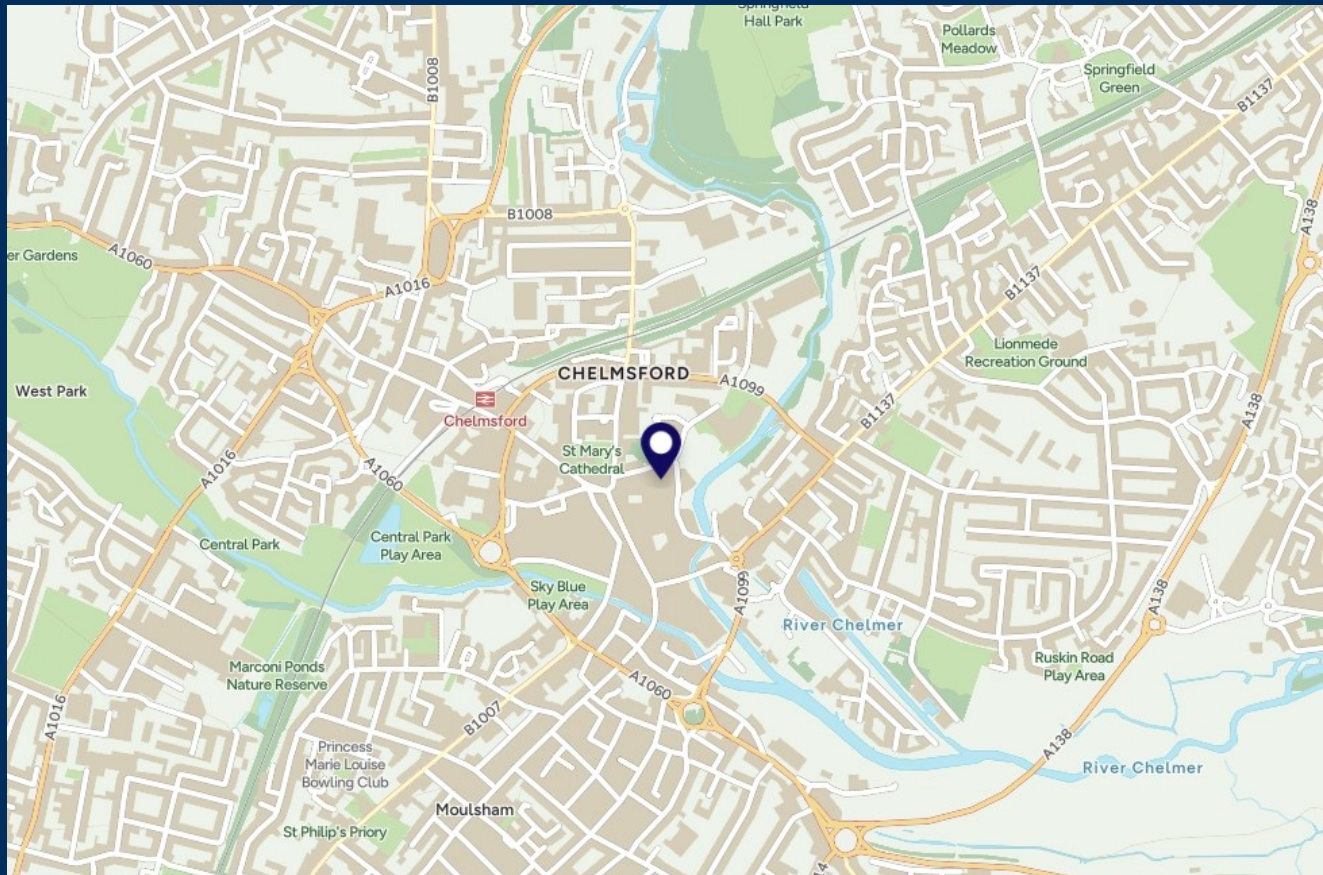
**VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:**

**Fenn Wright**  
20 Duke Street  
Chelmsford  
Essex  
CM1 1HL

**Contact:**  
**John Logan**  
E: [jdj@fennwright.co.uk](mailto:jdj@fennwright.co.uk)

**Scarlett Small**  
E: [scarlett.small@fennwright.co.uk](mailto:scarlett.small@fennwright.co.uk)

**fennwright.co.uk**  
**01245 261226**



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Particulars updated May 2026

**Fenn Wright**

