



FOR SALE

City Centre Office Building with Parking Close to Station

**Milstrete House, 29 New Street,
Chelmsford, CM1 1NT**

OFFERS IN THE REGION OF

£850,000 (not elected to VAT)

AVAILABLE AREA

**5,366 sq ft
[498.5 sq m]**

IN BRIEF

- » 0.2 miles from Chelmsford Train Station
- » Car parking
- » Application submitted for prior approval to 9 x flats
- » City centre location

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 approximately 0.2 miles away and provides a fast and frequent service to London Liverpool Street with journey times from approximately 32 minutes.

The property is situated on the traffic light-controlled junction of New Street with Victoria Road, within the City of Chelmsford. The Riverside Retail Park and Riverside Leisure Centre are approximately 0.2 miles to the east with occupiers including McDonalds, Costa and Home Bargains.

The High Street and the popular Bond Street retail and leisure development are both a short walk away, with occupiers including John Lewis, Everyman Cinema, Pret, Marks and Spencer, and Middletons.

DESCRIPTION

Milstrete House forms a three storey detached building which provides generally open plan office accommodation. There are male and female WCs and kitchenette facilities on each floor. The property benefits from gas fired central heating.

Externally, to the rear of the property is a car parking area which we understand we provides 3 parking bays which can be double parked.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- | | | |
|-----------------|-------------|--------------|
| » Ground Floor: | 1,851 sq ft | [172.0 sq m] |
| » First Floor: | 1,878 sq ft | [174.5 sq m] |
| » Second Floor: | 1,636 sq ft | [152.0 sq m] |
| » Total: | 5,366 sq ft | [498.5 sq m] |



Chelmsford High Street

Essex County Cricket Ground

Milstrete House

Train Station

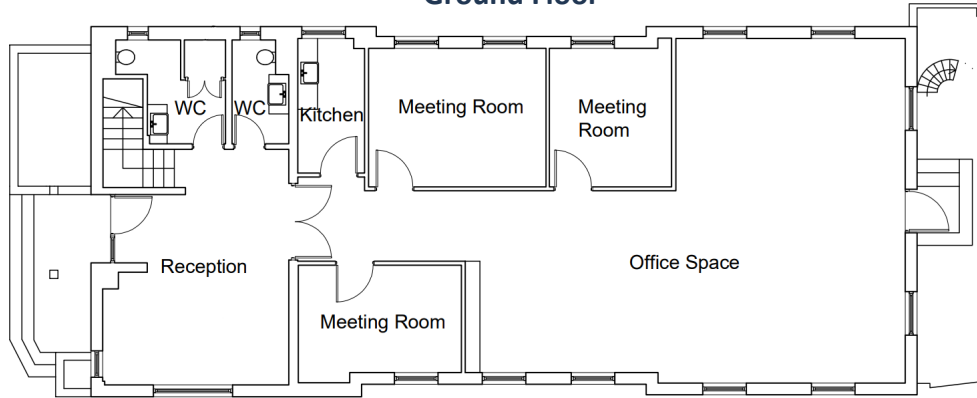
Bus Station



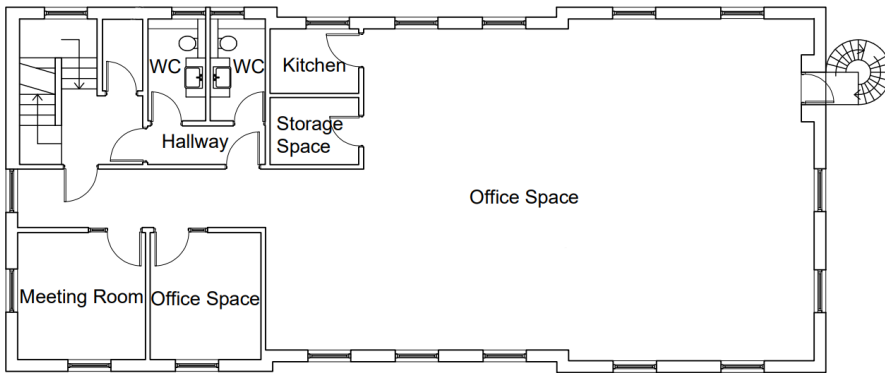
As Existing Floorplans

Not to Scale and for Indicative Purposes Only

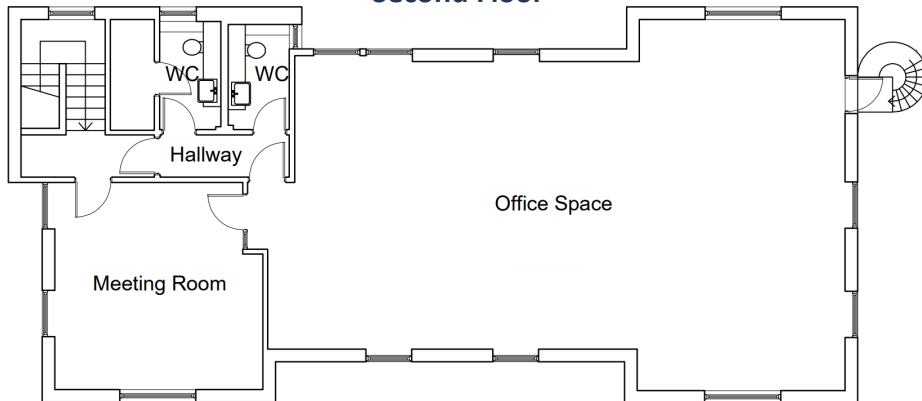
Ground Floor



First Floor



Second Floor



SERVICES

We understand the property is connected to mains water, drainage, electricity and gas. 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

BUSINESS RATES

The property is entered into the Valuation Office Agency rating list with a rateable value of £60,000 which will give rise to an approximate annual rates liability of £32,760 (2025/26). Interested parties are advised to make their own enquiries.

TITLE

Freehold under the registered title number: EX576287. A copy of the registered title is available upon request.

VAT

We understand that the property is not elected to VAT.

PLANNING

We understand that the property benefits from longstanding office use.

An application has been submitted (ref. no.: 25/01625/CUPAMA) to determine whether prior approval is required for the change of use to 9 x self-contained flats (Class C3), comprising 7 x 1-bedroom flats, and 2 x 2-bedroom flats.

TERMS

The freehold interest of Milstrete House is available for sale with vacant possession by way of private treaty and offers are invited in the region of £850,000.

LEGAL COSTS

Each party to bear their own legal and professional 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.

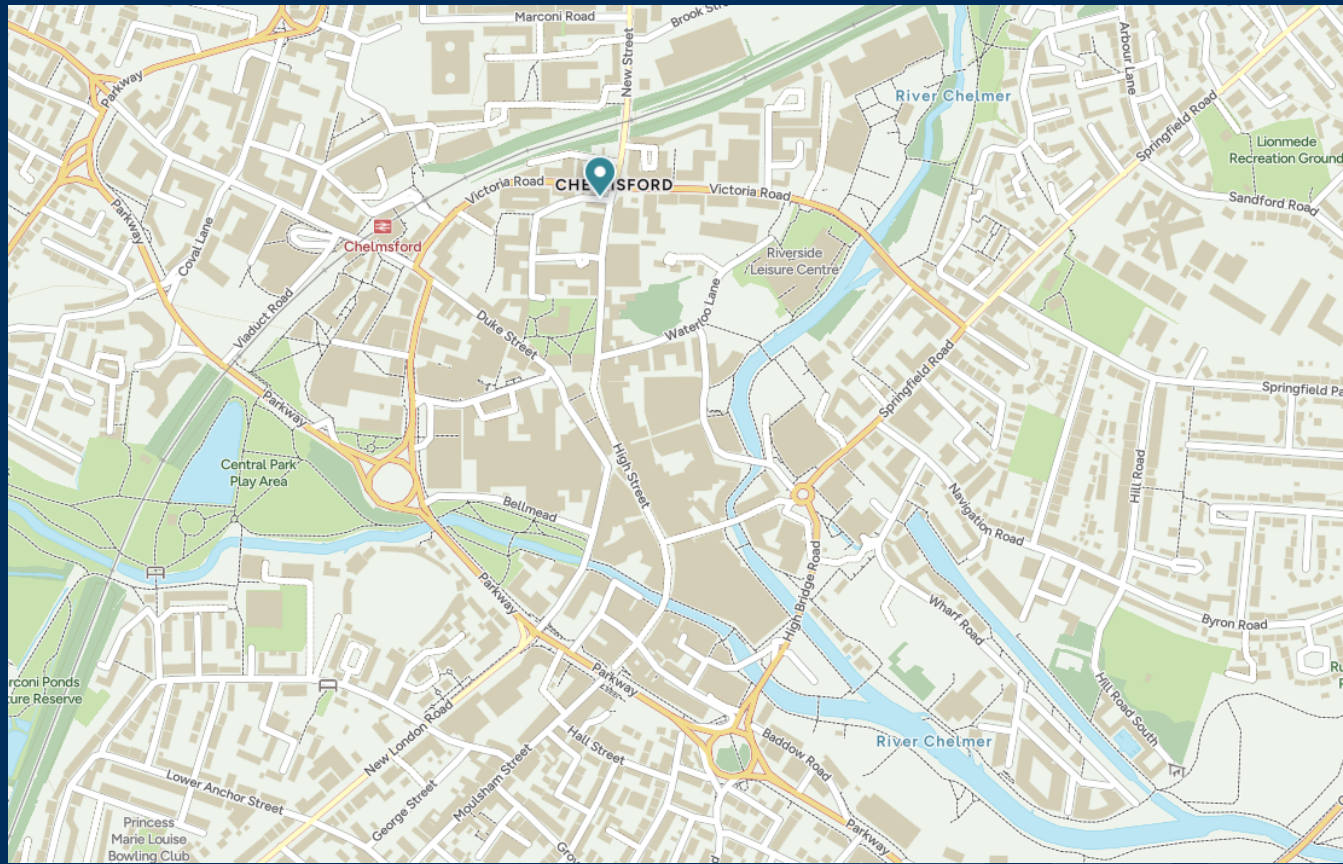
**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:**

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Particulars created January 2026

