



## TO LET

High quality fitted office accommodation with excellent parking adjacent train station

Part 1<sup>st</sup> Floor, Marlborough House, Victoria Road South, Chelmsford CM1 1LN

## QUOTING RENT

Upon application

## NET INTERNAL AREA

3,853 sq ft  
[357.95 sq m]

## IN BRIEF

- » Occupiers include Pinnacle Group, Angel Risk Management and Cartwright Group
- » Adjacent to Chelmsford train station
- » 7 car parking spaces
- » Manned reception

## LOCATION

Chelmsford is a principal commercial centre located 30 miles north-east of London and is home to a thriving business community with office occupiers such as AON, Grant Thornton, Arthur J. Gallagher and Handelsbanken.

The city benefits from excellent communication links with the A12 providing direct dual carriageway access to Central London and the M25 motorway to the south-west and Colchester to the north-east.

Chelmsford mainline station provides a rail service to London Liverpool Street with approximately seven services per hour at peak times and journey times from 32 minutes.

## DESCRIPTION

Marlborough House forms a prestigious four-storey office building situated adjacent to Chelmsford mainline station and is accessibly located in the city centre on Victoria Road South, just off Parkway, the ring road round the City centre.

The suite is situated on 1<sup>st</sup> floor and provides high specification open plan fitted office accommodation and benefits from full height windows providing good levels of natural light.

## SPECIFICATION

- » Raised access floors
- » Air conditioning and independent adjustable fresh air system
- » LED lighting
- » Two passenger lifts
- » Disabled access
- » Manned reception





Floorplan - not to scale and for indication purposes only



### ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition) and calculate the approximate net internal floor area as follows:

» First Floor North Suite: 3,853 sq ft [357.95 sq m]

### 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.

### SERVICE CHARGE

The scheme's standard service charge provisions will apply.

### LOCAL AUTHORITY

Chelmsford City Council  
T. 01245 606606

### BUSINESS RATES

We are advised that the premises have a rateable value of £76,500 which will give rise to an estimated annual rates payable of approximately £41,769 (2024/25). Interested parties are advised to make their own enquiries with the local authority.

### ENERGY PERFORMANCE CERTIFICATE

C - 75.

### VAT

We understand that the property is elected to VAT.

### TERMS

Subject to possession, the suite is available to let on a new effective full repairing and insuring lease by way of a service charge for a term to be agreed. Rent upon application.

### LEGAL COSTS

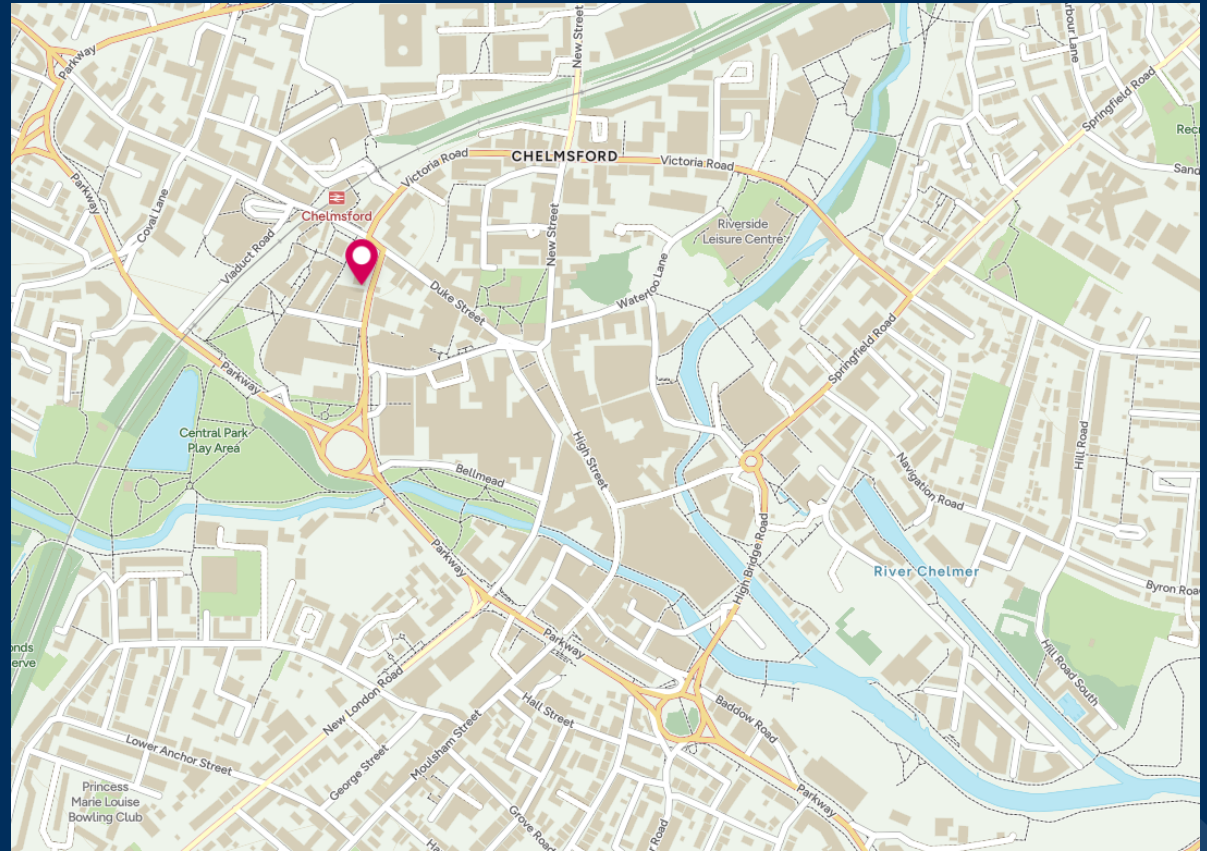
Each party to bear their own legal and professional costs incurred in this transaction.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

Fenn Wright  
20 Duke Street  
Chelmsford  
Essex CM1 1HL

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Particulars updated January 2025

