



UNDER REFURBISHMENT - COMING SOON TO LET

Landmark City Centre Office With Excellent Parking

Part 4th Floor, Priory Place, New London Road,
Chelmsford CM2 0PP

QUOTING RENT

Upon application

NET INTERNAL AREA

3,108 sq ft
[288.8 sq m]

IN BRIEF

- » To be comprehensively refurbished
- » 673 sq ft private terrace
- » 5 car parking spaces providing ratio of 1:622 sq ft
- » Available partially fitted or fitted

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, Gadsby Wicks, RSM and Arthur J. Gallagher.

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 is a c. 10 minute walk and provides a fast and frequent rail service to London Liverpool Street with approximately nine services per hour at peak times and journey times from 29 minutes.

DESCRIPTION

Priory Place forms a landmark city centre five-storey office building situated on the junction of New London Road and Parkway, the ring road round the City centre.

Located on the western side of the 4th floor, the suite benefits from dual aspect natural light and a 673 sq ft private terrace overlooking Essex County Cricket Ground.

The suite is to be subject to a comprehensive refurbishment programme to provide high specification open plan office accommodation incorporating a new kitchenette and 2 x meeting rooms.

The suite benefits from 5 demised car parking spaces providing a ratio of 1:622 sq ft.

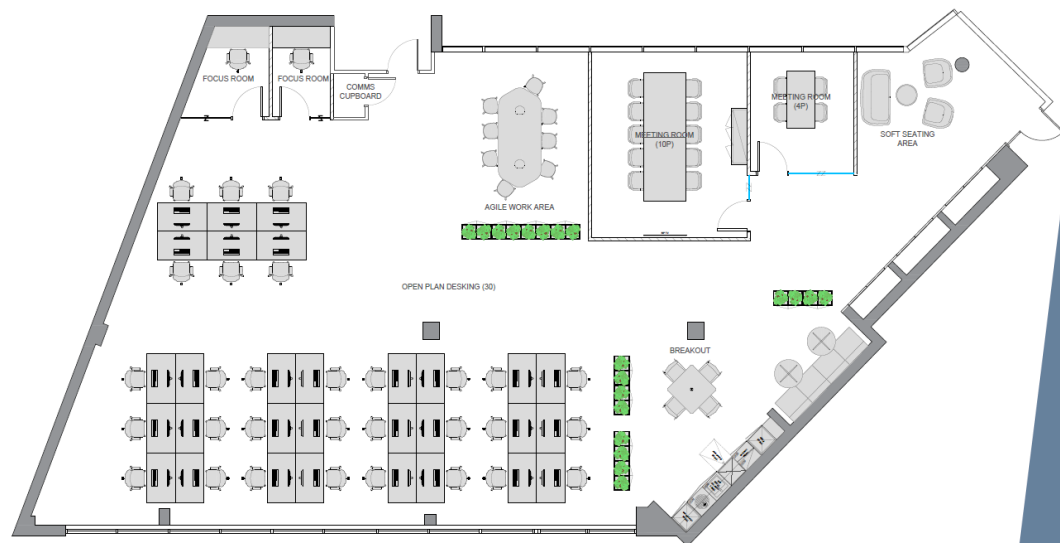
SPECIFICATION

- » Raised access floors
- » Air conditioning
- » New LED lighting
- » New kitchenette
- » 2 x meeting rooms
- » Shower facilities
- » Communal & accessible WCs
- » Bike parking facilities
- » Manned reception
- » Two 10 person passenger lifts





Proposed Layout Plan - not to scale, for indication purposes only and subject to change



ACCOMMODATION

We have been provided with a measured survey reporting the following approximate net internal area:

» Part 4th Floor Office: 3,108 sq ft [288.8 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. Further information is available upon request.

BUSINESS RATES

2026 Rateable Value: £70,500

Approx. Rates Payable (2026/27): £33,840

Interested parties are advised to make their own enquiries with the local authority.

ENERGY PERFORMANCE CERTIFICATE

C - 62.

VAT

We understand that the property is elected to VAT.

TERMS

The suite is available to let upon completion of the refurbishment programme 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.

ANTI-MONEY LAUNDERING REGULATIONS

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

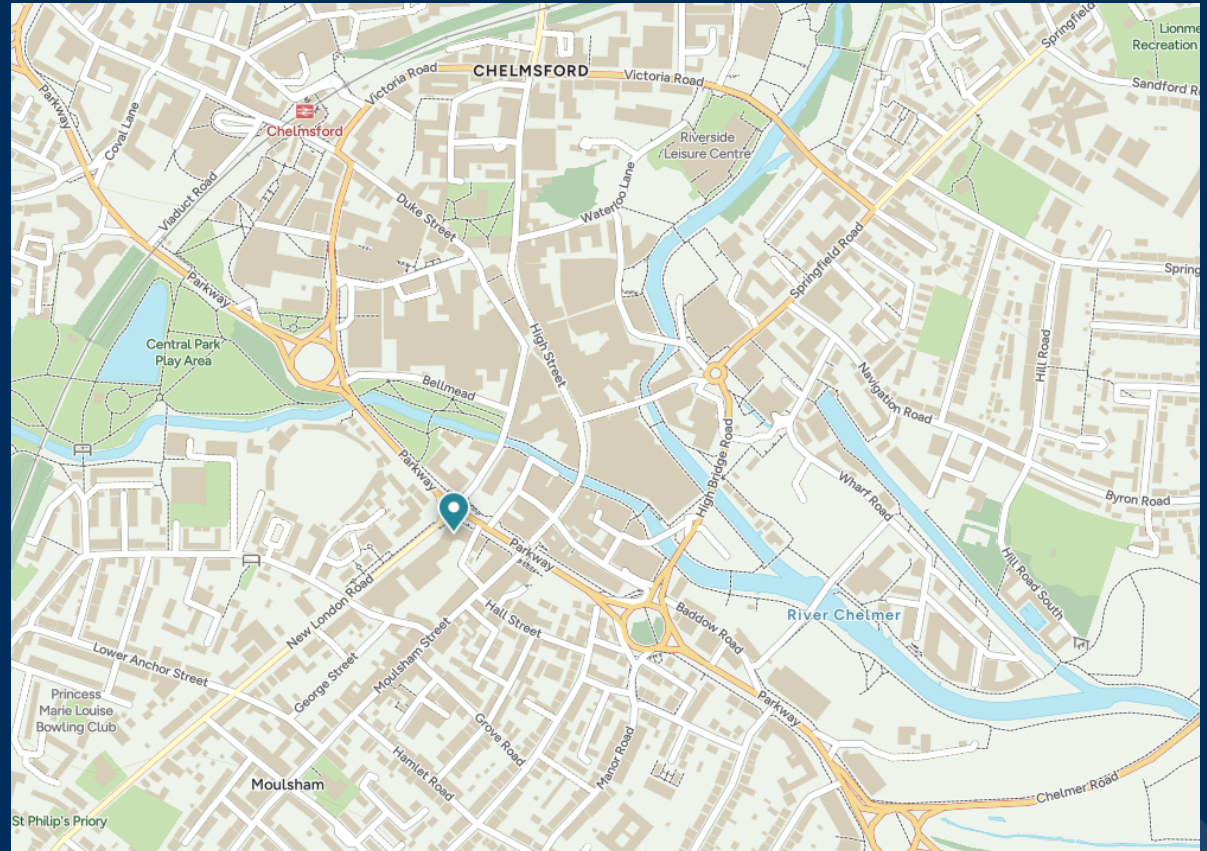
VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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Particulars updated April 2026

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