



## Graffa House (The Old Surgery) Moulsham Street, Chelmsford CM2 0JJ

### DESCRIPTION:

Graffa House, formerly The Old Surgery, comprises two interconnected detached brick buildings offering office accommodation of approximately 1,830ft<sup>2</sup> (170m<sup>2</sup>). The space is laid out as a large reception area/office with several separate offices at ground and first floors.

The office has recently been redecorated and has a new gas fired heating system. There is a large kitchen/staff area on the ground floor as well as a small kitchenette on the 1<sup>st</sup> floor. Accessible WC on ground floor and another WCs on 1<sup>st</sup> floor. EPC rating D79. Casual on road parking

### ACCOMMODATION:

Ground floor: 1,270ft<sup>2</sup> (118m<sup>2</sup>)  
First floor: 560ft<sup>2</sup> (52m<sup>2</sup>)

**PRICE:** £600,000 s.t.c plus VAT  
**RENT:** £2,700pcm plus VAT  
**RATEABLE VALUE:** £26,250 payable 20/25 £13,125

### LOCATION:

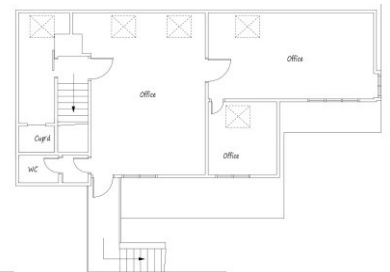
The building is situated on Moulsham Street close to the junction with Elm Road being a short distance from Chelmsford College and Oaklands Park. Chelmsford City Centre and railway station (London Liverpool Street 30mins) are within walking distance. There is a good bus service from New London Road a couple of minutes' walk from the property.

### TERMS AND CONDITIONS:

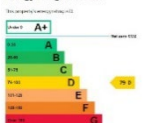
Available on a new full repairing and insuring lease for a term to be agreed.

**LEGAL COSTS:** Each party to be responsible for their own legal costs

**VIEWING:** By appointment with Robert Dewar Associates **01245 350160**



Energy rating and score



### 204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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