



To Let

2,260 sq ft
(209.96 sq m)

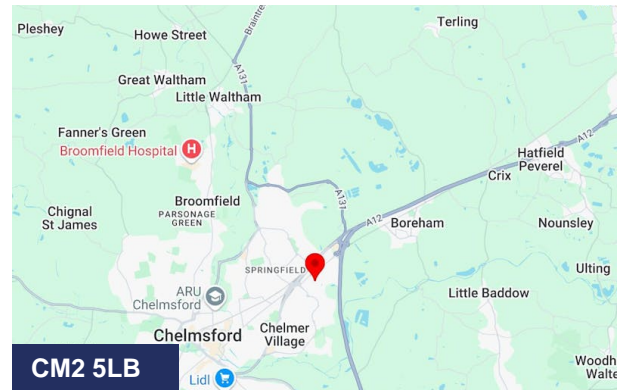
£47,460 per annum

Modern Office
Accommodation

- Business Park location
- Close to A12
- 8 parking spaces

Location

Springfield Lyons Approach forms part of the Chelmsford Business Park, and lies off Colchester Road which connects with the A130 with the A138. The location is within a short drive from the A12 at Boreham Interchange junction. Chelmsford City Centre is approximately 2.5 miles away.



Description

The property forms the ground floor of 'The Annexe' of Saxon House which is a modern two storey multi-let office building. The accommodation is currently divided into a number of rooms including a meeting room, kitchen and WC's. The main office benefits from a sliding partition.



There are 8 allocated parking spaces within the main car park.

Accommodation

The property has the following net internal floor area:

Floor/Unit	Building Type	sq ft	sq m
Ground	Office	2,260	209.96



Terms

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

Rent

£47,460 per year exclusive of service charge, business rates, building insurance and utilities

Business Rates

Rateable Value - £43,500.

Service Charge

A service charge for the maintenance and upkeep of the common areas is applicable. Estimated charge 2025-26 - £13,340

Planning and Use

Offices, falling with Use Class E (g) (i). Other uses within Class E appropriate for an office building will be considered subject to Landlord's consent.

VAT

Value added tax is applicable to the rental and service charge

Legal Costs

Each party to bear their own legal costs

Summary

Available Size	2,260 sq ft
Rent	£47,460 per annum
Rates Payable	£21,706.50 per annum
Rateable Value	£43,500
Service Charge	£13,340 per annum
EPC Rating	C (67)

Viewing & Further Information

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