

Dukesmead House

39A HIGH STREET, CHELMSFORD, ESSEX, CM1 1DE

To Let



KEY HIGHLIGHTS

- 3,775 ft² over two floors
- 3 suites available or as a whole
- City Centre Office
- Car Parking
- Close proximity to Chelmsford Station and local amenities



LOCATION

The building is situated on a busy corner location with Springfield Road the High Street forming part of the pedestrianised section of the City Centre.

The premises is within easy walking distance to the City's various restaurants and bars together with the excellent shopping amenities nearby including Bond Street, The Meadows and High Chelmer.

Chelmsford Station is within easy walking distance offering services to London Liverpool Street (approximately 35 minutes).

DESCRIPTION

Dukesmead House comprises a self-contained office premises arranged over two floors with access directly from the pedestrianised section of Springfield Road.

Each floor will comprise predominantly open plan accommodation throughout. With various suites available, these can either be taken individually or as a whole.

ACCOMMODATION

First Floor Landing with WC's & Access to:

First Floor Front 1,400 ft²
First Floor Rear 955 ft²

Second Floor Landing with wc's
Office Area 1,420 ft²

TENURE

The property is available leasehold on terms to be agreed.



RENT

On Application.

BUSINESS RATES

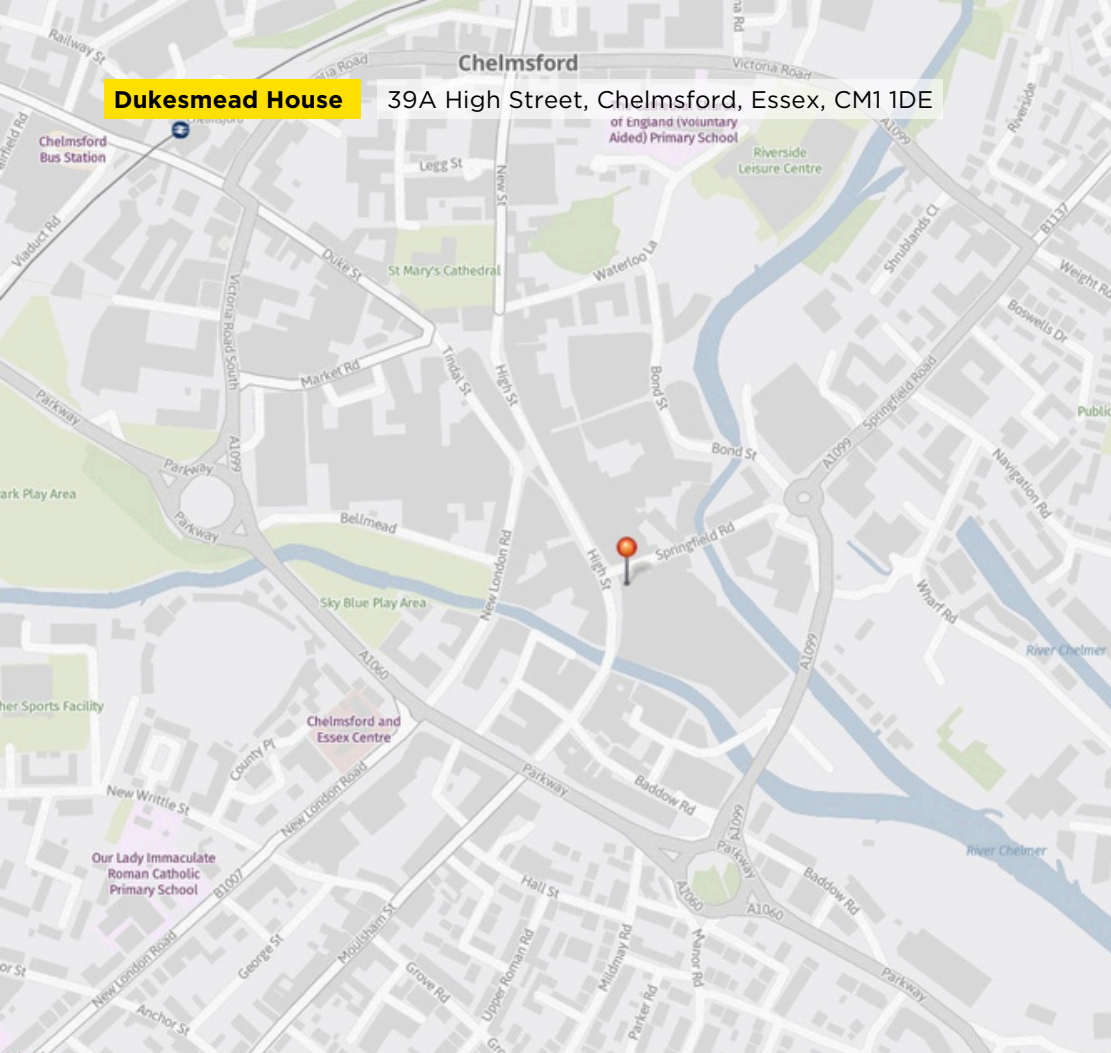
We understand that the offices have the following approximately rateable values;

First Floor Front Suite - RV £23,500
First Floor Rear Suite - £17,500
Second Floor Suite - £19,500

Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of the rates payable.

Dukesmead House

39A High Street, Chelmsford, Essex, CM1 1DE



SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned as follows:

First Floor Front Suite - Band C-64

First Floor Rear Suite - Band B-30

Second Floor Suite - Band C-71

LEGAL FEES

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

CONTACT

For further information please contact:

Mike Storrs

mstorrs@savills.com

07881 507780

savills

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 13.2.2026