

# Halford House

COVAL LANE, CHELMSFORD, ESSEX, CM1 1TD

TO LET: Refurbished Office Accommodation



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## KEY HIGHLIGHTS

- Third Floor Suite - 4,140 ft<sup>2</sup>
- Fourth Floor Suite - 4,140 ft<sup>2</sup>
- Two Floors can be combined
- Gas Central Heating
- Suspended Ceilings with LED Lighting
- Perimeter Trunking
- Fully Carpeted
- Double Glazing
- On-site Building Manager

## LOCATION

Chelmsford, the County City of Essex, is a strategic commercial and administrative centre located approximately 30 miles north-east of central London. The A12 provides easy access to the M25 (Junction 28), some 12 miles south-west of the City, as well as to East Anglia and the East Coast ports of Felixstowe and Harwich. Stansted Airport and the M11 (Junction 8) are approximately 30 minutes drive via the A130/A120. Halford House is situated a short walk from the mainline station (London Liverpool Street – 35 minutes), bus station and city centre.



## DESCRIPTION

Halford House is a prominent six-storey office building having a ground floor reception area with stairs and lifts giving access to the upper floor offices. The remaining floors are fully tenanted. There is a barrier control to the private car park. There is on-site parking bays available of which 2 will be included within the lease terms and any of the remaining additional bays can be made available at an additional cost of £1,500 pa per bay.

## ACCOMMODATION

Third Floor 4,140 ft<sup>2</sup>  
Fourth Floor 4,215 ft<sup>2</sup>

## TERMS

New full repairing and insuring lease for a term to be agreed.

## RENT

£20.00 psf



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## EPC

The accommodation available requires refurbishment and assessments on other floors following such works have achieved a B rating.

## SERVICE CHARGE

Available on request.

## BUSINESS RATES

Third Floor RV £74,500  
Fourth Floor RV £76,000

## VIEWINGS

Strictly via prior appointment with the Sole Agent.

## CONTACT

For further information please contact:

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