



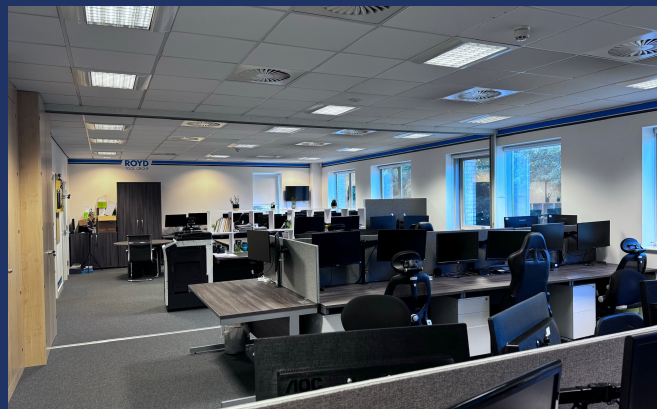
Saxon House
23 Springfield Lyons
Approach
Chelmsford
Essex CM2 5LB

To Let - Ground Floor Office accommodation

- Modern Business Park location
- 2.260 ft² (210 m²)
- 8 parking spaces
- Close to A12

01277 289150

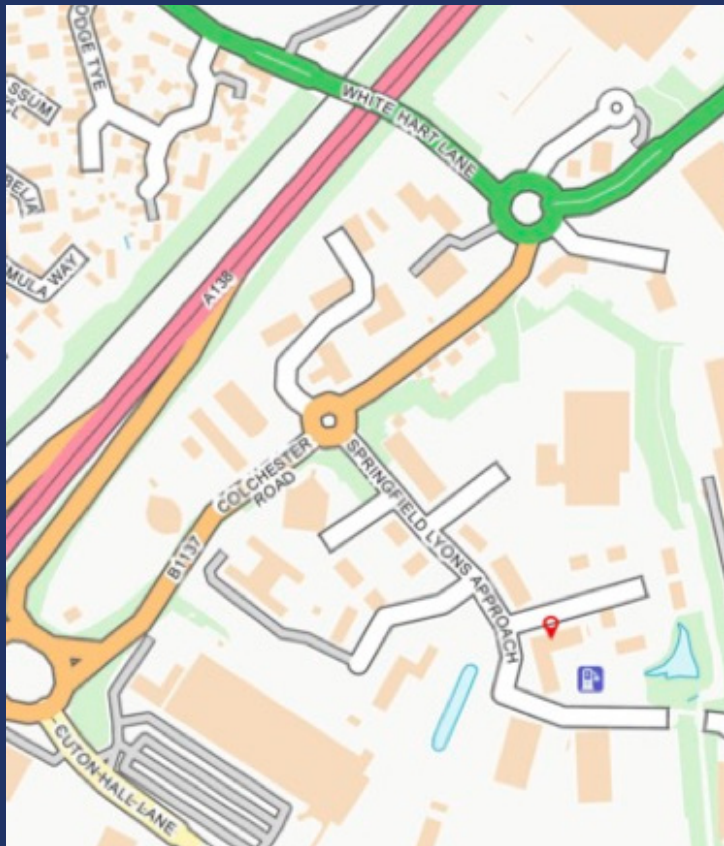
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Location

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 its 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 meeting room, kitchen and WC's. The main office benefits from a sliding partition.

Accommodation

Ground Floor 2,260 sqft (210 m²)

Terms

Offered on a new effectively full repairing and insuring lease for a term to be agreed. Subject to status a rent deposit will be required.

Rent

Upon application. Exclusive of service charge, business rates, building insurance and utilities

Rateable value

£43,500



Service Charge

A service charge is applicable for the common areas. Further details available.

Planning/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.

Energy Performance Rating

C 67

Value Added Tax

Value added tax is applicable to the rent & service charge.

Legal Costs

Each party to bear their own legal costs



Viewing & Further Information

Contact Joint Agents:

MJM Property Consultants:
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