

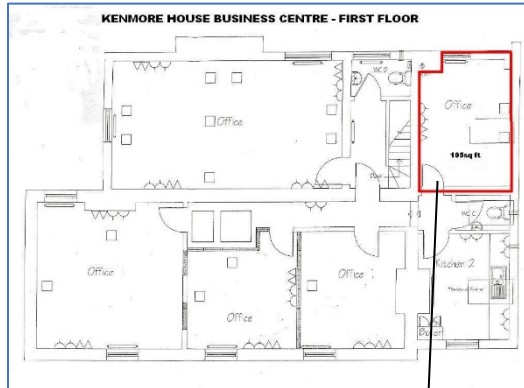
# CHELMSFORD TO LET

City Centre Office  
105ft<sup>2</sup> (9.76m<sup>2</sup>)

Ideal for new or small business - inclusive terms

**ROBERT  
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ASSOCIATES  
**01245 350160**

- NIL BUSINESS RATES PAYABLE FOR ELIGIBLE TENANT
- INCLUSIVE TERMS



## Office 5 Kenmore Business Centre Navigation Road Chelmsford CM2 6HX

### DESCRIPTION:

**Kenmore House Business Centre**, planned over ground and first floors, offers a range of high specification small office suites ideal for a small or new business. Shared use of kitchen and WC facilities. **Office 5, approx 105sq ft (9.76sq m)**, located on the first floor, is finished to a good specification with gas central heater via radiators, modern reflective lighting. The office overlooks the rear of the building as indicated. Tenant to install their own telephone/data lines. The EPC rating is D 93



**RENT:** £325pcm plus VAT

**RATEABLE VALUE:** £1,750 nil rates payable for tenants eligible for small business rates relief

### PARKING:

Public parking close by.

### LOCATION:

**Kenmore House** is prominent building situated in Navigation Road close to its junction with Springfield Road being a short walk from Chelmsford City Centre, Bus Station, Park & Ride Stops and British Rail Station (London Liverpool Street approx 35mins)

### TERMS AND CONDITIONS:

Available on 3-year lease. Rent is inclusive of electricity, heating, water and sewage cleaning of the common parts and maintenance of the structure. Tenant is responsible for their own business rates and IT/telecoms. A rent deposit of £600 plus VAT is required.

### LEGAL COSTS:

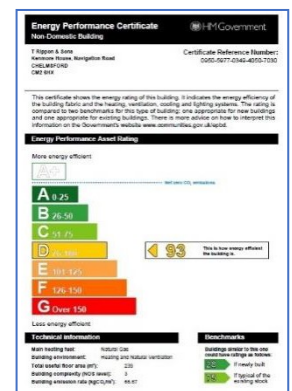
Each party to be responsible for their own legal costs.

### VIEWING:

Strictly by appointment call **01245 350160**

## 204 NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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