

**SUITE 1 SAXON HOUSE, 23 SPRINGFIELD LYONS APPROACH,
CHELMSFORD BUSINESS PARK, CHELMSFORD, ESSEX, CM2 5LB**

TO LET - MODERN GROUND FLOOR OFFICE SUITE

2,092 sq.ft (194.35 m²)



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

Accommodation

The property comprises a modern, mainly open plan, ground floor office suite. Various items of furniture are available with the property (if required) including board room table and various desks and storage units. The suite benefits from air-conditioning, communal reception and wc's plus 8 allocated parking spaces.

Ground Floor office area (NIA) 2,092 sq.ft (194.35 m²)

Terms

The premises are available by way of a short term sub-lease for a period expiring October 2020. Alternatively a new lease term may be granted, subject to the surrender of our clients existing lease and landlord's approval.

Rent

£44,806 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

A service charge is payable for the maintenance and upkeep of the common areas. The current quarterly charge is approx. £3,334 plus vat.

Rates

Rateable Value	£41,250
UBR (2020/2021)	£0.503
Rates Payable	£20,749

Prospective tenants are advised to clarify their business rates liabilities with Chelmsford City Council

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs

VAT

All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

Contact sole letting agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com