

MACKMURDO HOUSE, 79 SPRINGFIELD ROAD, CHELMSFORD, ESSEX, CM2 6JG

TO LET - GRADE II LISTED PERIOD TOWN CENTRE OFFICE BUILDING

2,311 sq.ft (214.70 m²)



Location

The property occupies a prominent position in Springfield Road a short distance from Chelmsford City Centre and a 15 minute walk from Chelmsford's mainline rail station (London Liverpool Street - 35 mins).

Accommodation

Mackmurdo House comprises a Grade II listed period office building situated over ground, 1st, 2nd and basement floors. The property has been carefully refurbished and has the benefit of a private garden and a barrier entry car park with 10 parking spaces

Ground Floor	964 sq.ft (89.56 m ²)
First Floor	812 sq.ft (75.44 m ²)
Second Floor	196 sq.ft (18.21 m ²)
Basement	339 sq.ft (31.49 m ²)
Total	2,311 sq.ft (214.70 m ²)

Terms

The property is available on new full repairing and insuring lease terms to be agreed.

Rent

£39,000 per annum exclusive of business rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

A service charge may be applicable in respect of this property. Further details on request.

Rates

Rateable Value	£30,000
UBR (2020/2021)	£0.499
Rates Payable	£14,970

Energy Performance Asset Rating

E 101-125 ← **105** This is how energy efficient this building is.

Legal Costs

Each party to bear their own legal costs.

VAT

Value added tax is not applicable to the rent.

Viewing & Further Information

Contact joint letting agents Mass & Co.

Contact:

Mark Mannering - mark.mannering@massandco.com