

**SUITE 2, SAXON HOUSE, 23 SPRINGFIELD LYONS APPROACH,  
CHELMSFORD, ESSEX, CM2 5LB**

**TO LET - BUSINESS PARK OFFICE ACCOMMODATION**

5,363 sq.ft ( 498.24 m<sup>2</sup> )



**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 modern office accommodation set in a business park environment and form part of the ground floor of a two storey building which is multi-tenanted. The space is configured largely open plan with three partitioned rooms and a kitchen/staff area. The WC's are communal and shared with the main building. There are 22 allocated parking spaces in the main car park area in front of the property.

<b>Ground Floor Offices</b>	5,084 sq.ft ( 472.32 m <sup>2</sup> )
<b>Kitchen/Staff room</b>	279 sq.ft ( 25.92 m <sup>2</sup> )
<b>Total</b>	5,363 sq.ft ( 498.24 m <sup>2</sup> )

**Terms**

The property is to be offered by way of a new effectively full repairing and insuring lease for a minimum term of 5 years.

Rent - Upon application.

Rental payments will be paid on a quarterly basis and will be exclusive of service charge, business rates, utilities, building insurance and vat.

**Service Charge**

A service charge is applicable in respect of this property. Further details available on request.

**Rates**

<b>Rateable Value</b>	£97,500
<b>UBR (2022/2023)</b>	£0.512
<b>Rates Payable</b>	£49,920
Prospective tenants are advised to check their business rates liabilities with Chelmsford City Council	

**Energy Performance Asset Rating**

**C 51-75**      **67** This is how energy efficient this building is.

**Legal Costs**

Each part to bear their own legal costs.

**VAT**

Value added tax is applicable to the rent.

**Viewing & Further Information**

Contact sole leasing agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com