



# PARKVIEW HOUSE

VICTORIA ROAD SOUTH

CHELMSFORD, CM1 1NG



PLUG & PLAY

7,567 SQ FT GRADE A OFFICE SPACE AVAILABLE TO LET

## ACCOMMODATION

The building was comprehensively refurbished in 2016 to provide Grade A office accommodation.

The 3rd floor is available with a high quality fit out in situ and fully furnished, ready for immediate occupation.

## AMENITIES

- Fitted out to a high standard
- 2 x 10 Person passenger lifts
- Cycle storage
- Shower facilities
- VAV Air conditioning
- Integral LED lighting
- Data cabled
- Metal tiled suspended ceiling
- Raised floor
- Occupational density 1:7 sq m



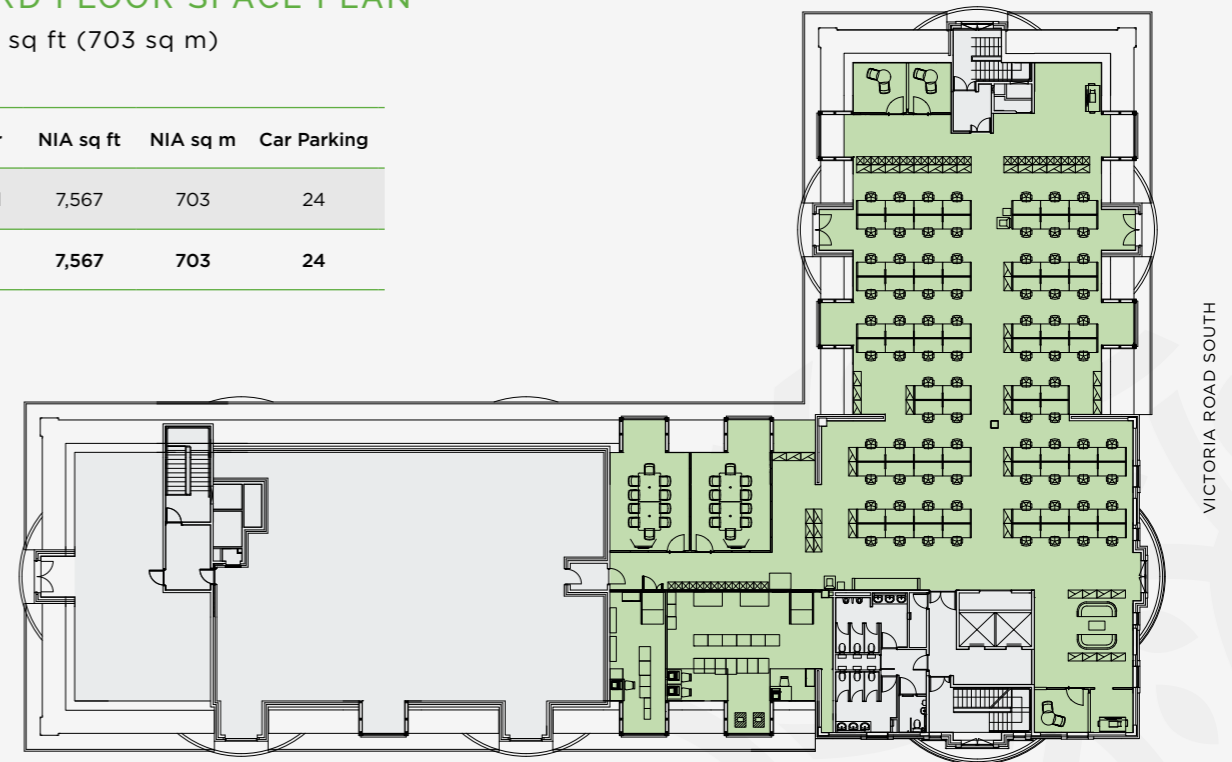
- 82 x workstations
- 2 x large meeting rooms
- 3 x small meeting rooms
- Kitchenette
- Reprographics room
- Comms room
- Lockers
- Break out space



## THIRD FLOOR SPACE PLAN

7,567 sq ft (703 sq m)

Floor	NIA sq ft	NIA sq m	Car Parking
Third	7,567	703	24
<b>Total</b>	<b>7,567</b>	<b>703</b>	<b>24</b>



PARKWAY

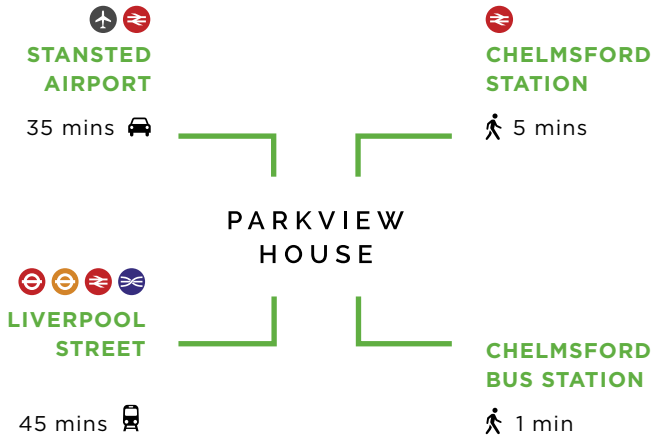
VICTORIA ROAD SOUTH

\* Five additional shared disabled car parking spaces.

For indicative purposes only. Not to scale.

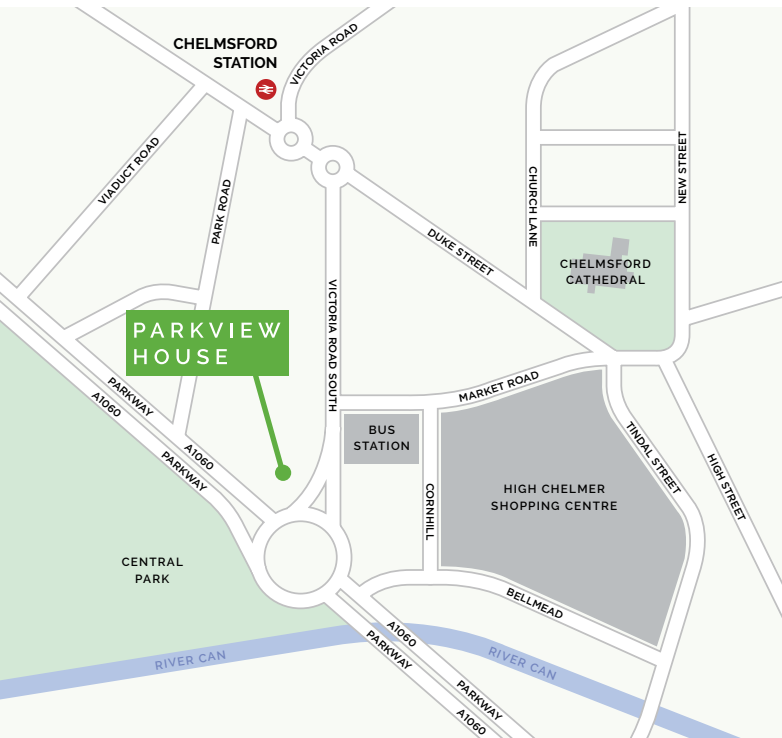


## TRANSPORT LINKS



## LOCATION

Parkview House is prominently situated on the A1060 roundabout connecting Parkway with Victoria Road South. The property is located in the town centre within a 5 minute walk of Chelmsford Railway Station. The town centre bus station is directly opposite Parkview House.



## PARKVIEWHOUSECHELMSFORD.CO.UK

### LEASE TERM

New leases to be excluded from the Landlord & Tenant Act 1954 for a term until 25th September 2026.

### RENT

Guiding £24.00 per sq ft per annum exclusive.

### RATES PAYABLE

Approximately £8.80 per sq ft per annum.

### SERVICE CHARGE

Fixed service charge of £9.00 per sq ft per annum rising annually with RPI.

### VAT

Payable on all rents.

### EPC

Available upon request.

### VIEWING

Strictly through joint sole letting agents:

**CHRISTOPHER AQUILINA**  
caquilina@spring4.com  
020 7397 8274

**MIKE STORRS**  
mstorrs@savills.com  
01245 293228

**ANNABEL DICKSON**  
adickson@spring4.com  
020 7397 8270

**Spring4**

**savills**

Misrepresentation Act 1967: Spring4 & Savills for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give Spring4 nor any person in their employment any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. April 2022

Designed and produced by Cre8te - 020 3468 5760 - www.cre8te.london