

STEEPLE HOUSE

CHELMSFORD

CHURCH LANE, CHELMSFORD, ESSEX CM1 1NH



Excellent City centre location with stunning views of Chelmsford Cathedral



from **1,035 sq.ft (96.15sq.m)** up to **2,397 sq.ft (222.69sq.m)**
Flexible terms available

TO BE LET

LOCATION

Steeple House is situated within a few minutes walk of Chelmsford's main line railway station which provides a fast and frequent service to London Liverpool Street, (journey time approximately 35 minutes). The building is also within a few minutes walk of the City centre shopping facilities.

DESCRIPTION

The offices are located in a purpose built office building and provide bright open plan office accommodation with windows overlooking the Cathedral grounds.

ACCOMMODATION

GROUND FLOOR RIGHT SUITE	1,035 sq ft	96.15 sq m	1 car parking space
FIRST FLOOR LEFT SUITE	1,362 sq ft	126.53 sq m	1 car parking space

Total **2,397 sq ft** **222.69 sq m**

AMENITIES

- Suspended ceilings
- Central heating
- Male, female and disabled WC's
- Fully carpeted
- Entry phone
- Disabled access
- Lift
- Raised floor



TERMS: The offices are available on a new full repairing and insuring lease by way of service charge for a term to be agreed.

RENT: Upon application

RATES: To be re-assessed

LEGAL COSTS:
Each party to bear their own legal costs

ENERGY PERFORMANCE CERTIFICATE:
An EPC rating of D76 has been given to the property.



VIEWING

Strictly through joint sole agents.

Misrepresentation Act 1967: Conditions under which particulars are issued: Taylor & Company and Cummings Commercial for themselves and for the vendor or lessor of this property, whose agents they are given 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 this property is to be relied on as a statement or representation of fact. 3) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4) The vendor or lessor does not make or give, and Taylor & Company and Cummings Commercial nor any person in their employment has 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 quoted exclusive of VAT.

Property Misdescription Act 1991:

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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