

FOR SALE / TO LET

High Specification Office Premises
Adjoining Chelmsford Train Station

1,847 sq. ft. (172 m²)

117 Watson Heights, Chelmsford, Essex, CM1 1AG

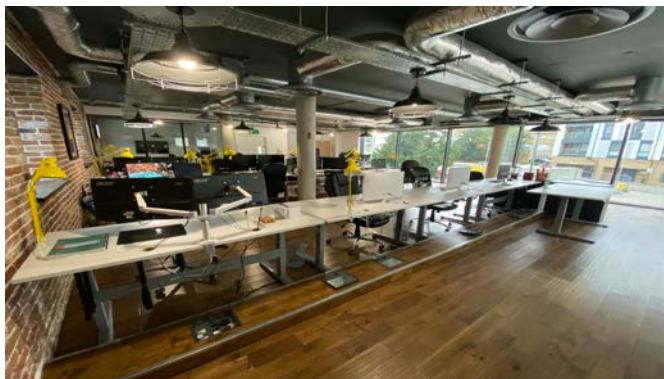


- Adjoining Chelmsford train station
- Exceptionally high standard fit out
- Open plan accommodation and break-out areas
- Walking distance to Chelmsford city centre retail and leisure amenities

KEMSLEY
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



LOCATION

Watson Heights forms part of the Marconi Evolution redevelopment undertaken by Bellway which is an extensive mixed use scheme adjoining Chelmsford City train station.

The building is within walking distance to the city's various restaurants and bars together with its excellent shopping amenities including the new Bond Street Shopping Centre alongside both High Chelmer and The Meadows centres. Chelmsford station, immediately nearby offers services to London Liverpool Street (approximately 35 minutes).

DESCRIPTION

Two storey attractive office building fully fitted to an exceptionally high standard across both floors.

At present the ground floor offers break-out space with games and sofa areas, together with new kitchen benefitting from integrated fridge, freezer, oven, microwave and dishwasher.

Both floors benefit from air conditioning throughout (dual heating and cooling) and from an integrated speaker system throughout and TV's, full height glazing, ceiling tracks for IT as well as raised trunking currently supporting 16 desks at first floor.

There are toilet facilities located at ground floor as well as additional storage space. The first floor is predominantly open plan with separate partitioned meeting room and storage / server room.

ACCOMMODATION

Ground Floor	566 sq. ft.	(53 m ²)
First Floor	1,281 sq. ft.	(119 m ²)
Total	1,847 sq. ft.	(172 m²)

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

The property is available on new lease terms for a period to be agreed.

Alternatively the property is available for sale on a long leasehold basis.

RENT/PRICE

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989

EPC

An EPC will be commissioned.

BUSINESS RATES

The property has a Rateable Value of £29,250. Interested parties are advised to make their own enquiries of the Local Authority Chelmsford City Council for verification of rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

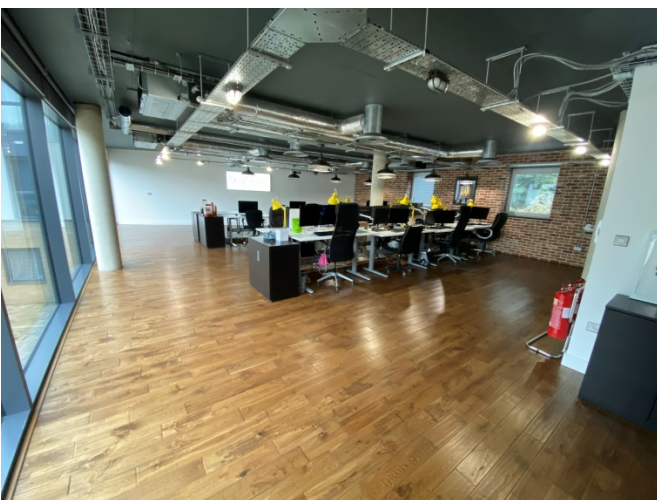
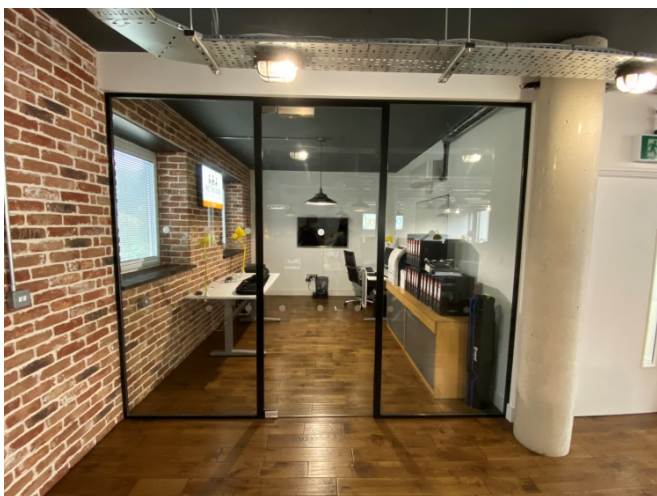
Strictly by appointment via sole agents

Chris Cornhill
Tel: 01245 342051
Email: chris.cornhill@kemsley.com

AC2445/10.19(1.20)/CC



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



KEMSLEY_{LLP}
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.