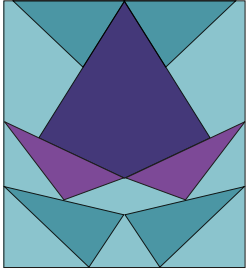


THE LAW



BUILDING

AN ATTRACTIVE  
ART DECO  
BUILDING WITH  
ORIGINAL  
FEATURES

HIGH QUALITY  
OFFICE  
ACCOMMODATION



VICTORIA ROAD SOUTH,  
CITY PARK WEST, CHELMSFORD CM1 1QH

**2,500 SQ. FT. TO 19,725 SQ. FT.  
APPROXIMATELY**

## KEY FEATURES

- Very Close to Chelmsford City Train Station
- 18 On-site Car Parking Spaces – 6 Per Floor
- BREEAM Rating: Very Good

## SPECIFICATION

- Comfort Cooling
- Full Access Raised Flooring
- Suspended Ceilings Comprising Metal Tiles and Recessed Lighting
- Video Entry System
- Passenger Lift



## LOCATION

Chelmsford is a principal commercial and administrative centre located approximately 30 miles north-east of London. It has a large and well established business community comprising companies within the banking, finance and business service sector as well as Government departments. Major occupiers within the City include Aon, Lloyds Bank, The M&G Group, The Amlin Group, Grant Thornton, Royal Sun Alliance and Essex County Council.

The City benefits from being just 35 minutes from London Liverpool Street Station and 50 minutes to Kings Cross by way of an excellent mainline service with regular trains from Chelmsford Station, which is the busiest in the east of England handling over 7 million passengers a year and is located approximately 250 yards from the building.

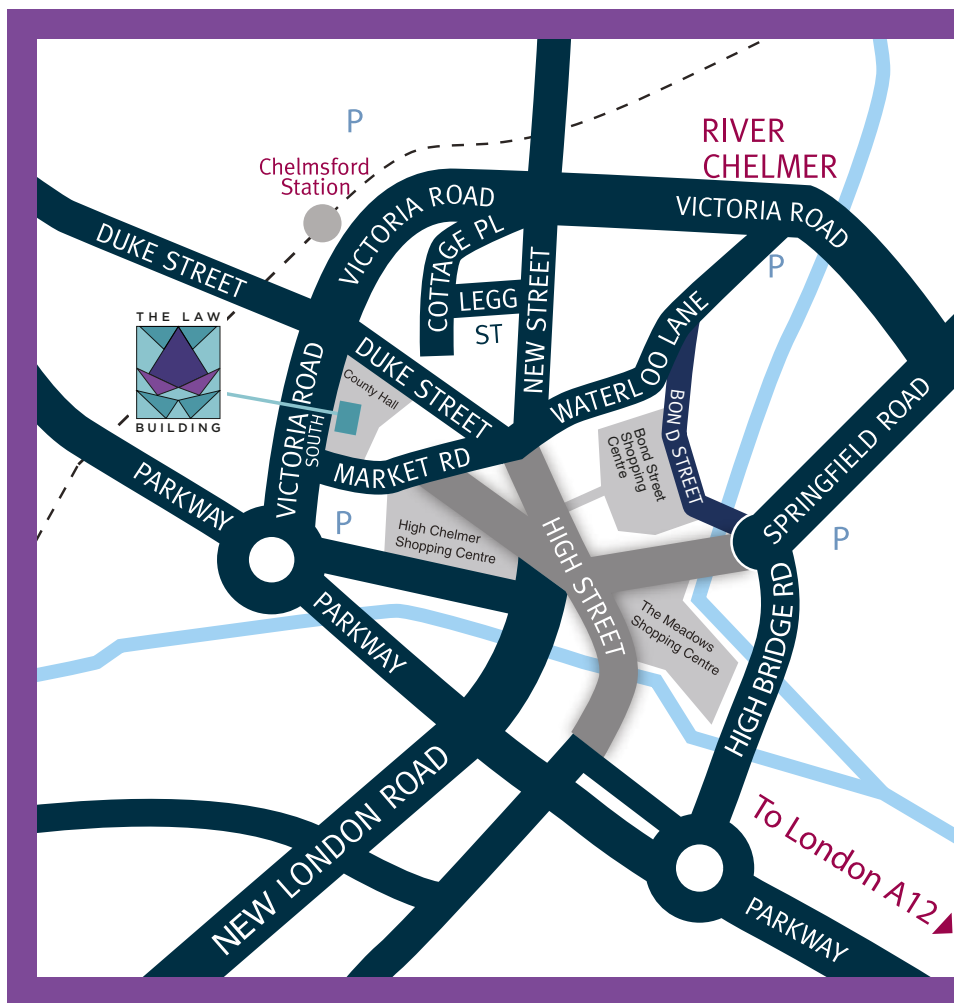
The City is equally well located to allow easy access to the M25, London Stansted airport and City airport.

## DESCRIPTION

The Law Building forms part of Notting Hill Genesis' New City Park West development which occupies a prominent position opposite Chelmsford Station. The Law Building has been substantially rebuilt behind a retained Art Deco façade to provide high quality office accommodation over three floors. The combination of high specification office space and original features make this a rare opportunity to occupy a distinctive building.







## ENERGY PERFORMANCE CERTIFICATE

The building has been given a rating of D80.

## TERMS

The building is available as a whole or in part on full repairing and insuring leases by way of a service charge for a term to be agreed.

## RENT

Upon application.

## VAT

The property is elected to VAT.

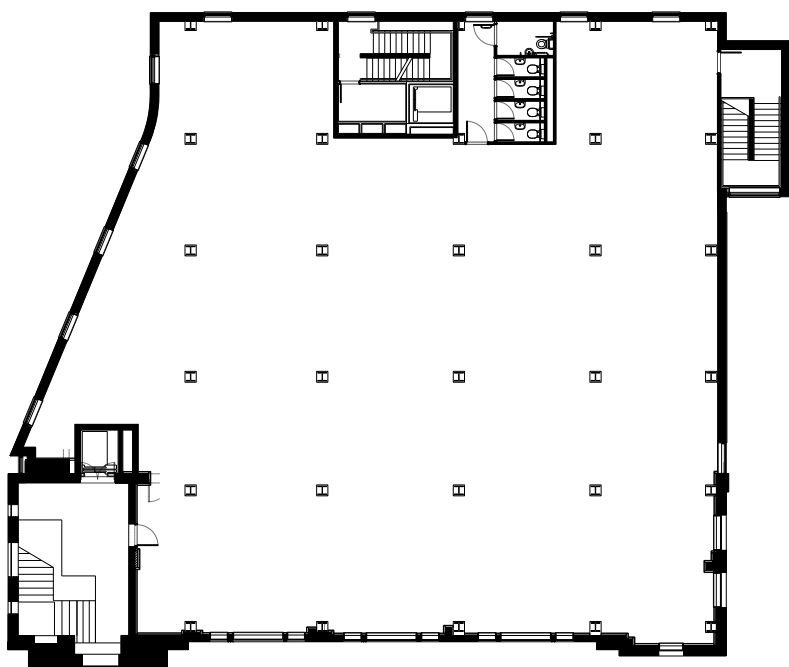
## RATES

To be reassessed.

## ACCOMMODATION

|                                |                       |
|--------------------------------|-----------------------|
| Ground Floor                   | 6,299 Sq. Ft.         |
| First Floor                    | 6,713 Sq. Ft.         |
| Second Floor                   | 6,713 Sq. Ft.         |
| <b>Total Net Internal Area</b> | <b>19,725 Sq. Ft.</b> |





Indicative floor plan.

## VIEWING

Viewings are strictly by prior appointment with Fenn Wright.

Contact:

**James Wright** or **John Logan**

Tel: 01245 261226

or via email at:

[jw@fennwright.co.uk](mailto:jw@fennwright.co.uk)

[jdl@fennwright.co.uk](mailto:jdl@fennwright.co.uk)

**Fenn  
Wright**

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**TAYLOR**  
AND COMPANY

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