

Retail / Office Units

TO LET

Unit 1 – 775 sq. ft (75 m²)

Unit 2 – 406 sq. ft (37 m²)

Unit 3 – 523 sq. ft (48 m²)

- New leases available
- Shell & core condition
- Close to station
- Long leaseholds available
- E- Class Use

*55-60 Railway Street,
Chelmsford CM1 1QS*



LOCATION:

Railway Street is situated a few hundred yards from both Chelmsford British Rail Station and the Bus Station. Chelmsford city Centre is approx. 5 minutes' walk.

DESCRIPTION:

The newly built mixed-use development comprises of ground floor commercial properties underneath 14 residential apartments. The 3 units are now completed with shop fronts installed and are available as shell and core for tenants fit out. EPCs to be commissioned. The units are to be assessed for business rates. Ideal for a small or new business and can be used for retail or office use.

Unit 1 approx. **742 ft² (69 m²)** is approx. benefits from two entrances off Railway Street as well as having a rear exit.

Annual rental is **£20,000 plus VAT**

Unit 2 approx. **385 ft² (35.8 m²)**

Annual rental is **£12,000 plus VAT**

Unit 3 approx. **495 ft² (46 m²)**

Annual rental is **£14,000 plus VAT**

Units 2 and 3 could be combined giving a total GIA of 929ft² (86m²) which would also give two entrances off Railway Street – at an annual rental of £25,000 plus VAT.

Permitted Use:

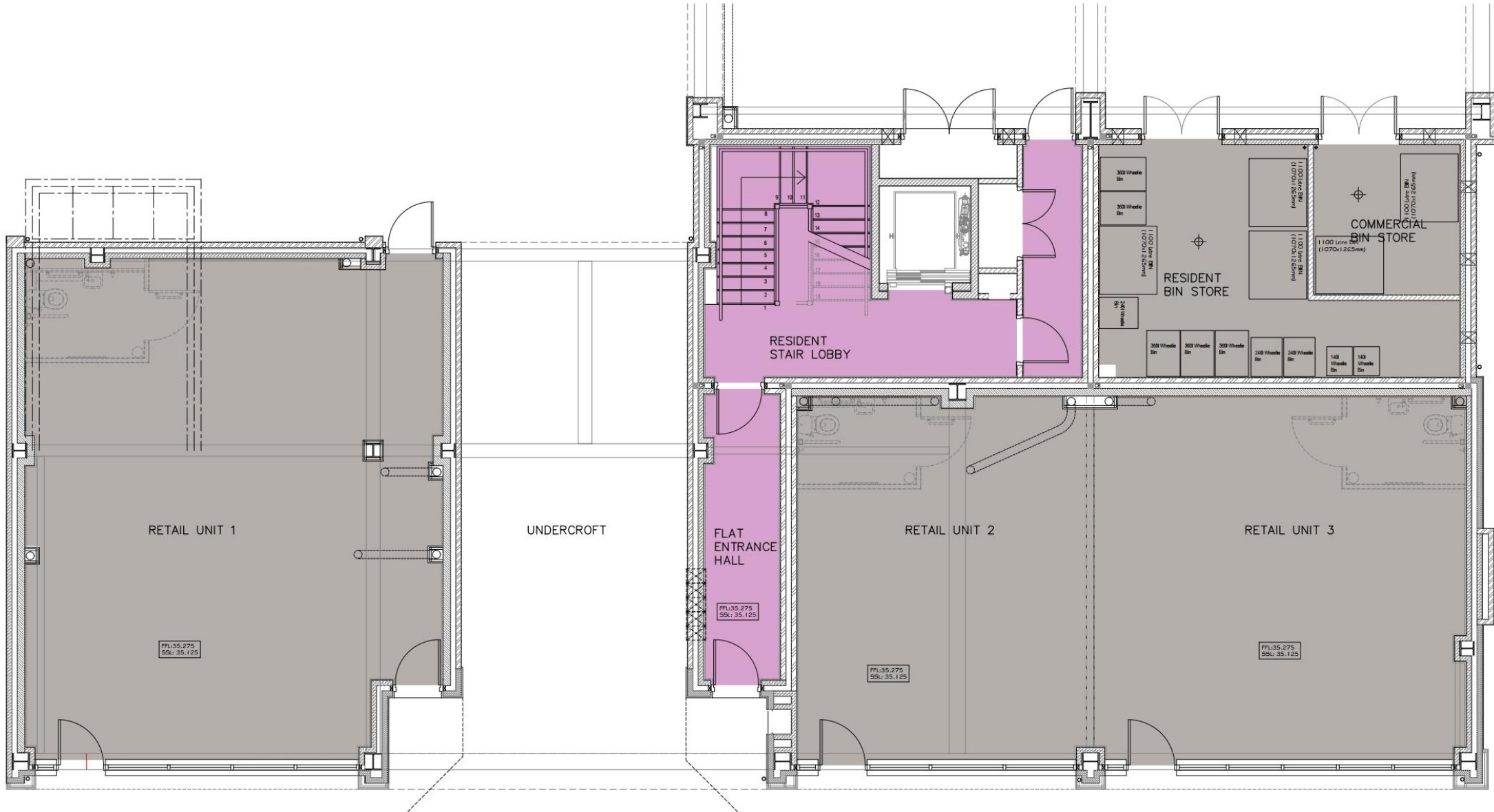
E Class Use (commercial, business & service)

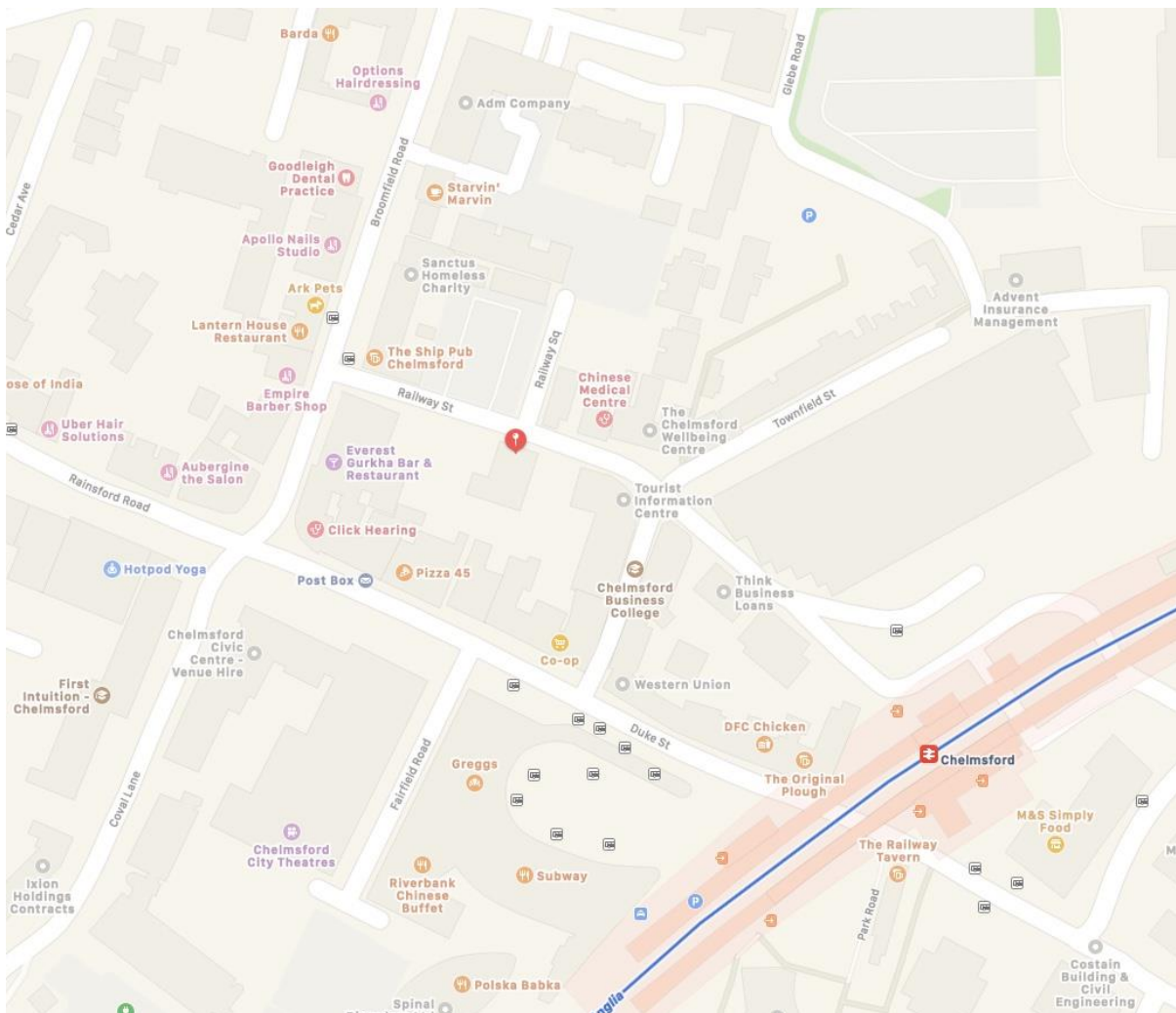
TERMS:

Available, subject to contract, on new full repairing and insuring leases for a term to be agreed.

N.b the units maybe available to purchase on long leaseholds, further details available upon request







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PARKING:

Permit parking available from Chelmsford Borough Council, short term parking on street and in carpark in Railway Street.

LEGAL COSTS:

Each party to be responsible for their own legal cost

References:

A charge of £200 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

Viewing strictly by appointment via agents

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