

23 Springfield Lyons Approach, Chelmsford

CM2 5LB



To Let

3,490 sq ft
(324.23 sq m)

Rent on application

First Floor Office
Accommodation with Parking

- Business Park location
- Close to A12
- 12 parking spaces
- Walking distance from Beaulieu Park Station
- 5 minutes Drive to Chelmsford Town Centre.

Description

The property forms the right wing of the first floor of Saxon House, which is a modern two storey multi-let office building. The accommodation is currently largely open plan with a meeting room and large kitchen/staff area. It has been decorated to a high standard. The WC's are central to the main building and shared.

There are 12 allocated parking spaces within the main car park.

Location

Springfield Lyons Approach forms part of the Chelmsford Business Park, and lies off Colchester Road which connects with the A130 with the A138. The location is within a short drive from the A12 at Boreham Interchange junction. Chelmsford City Centre is approximately 2.5 miles away. The new Beaulieu Park Station (Greater Anglia line) is within walking distance.



Accommodation

The property has the following net internal floor area:

Floor/Unit	sq ft	sq m
1st	3,490	324.23



Terms

Offered on a new effectively full repairing and insuring lease for a term to be agreed.

Planning and Use

Offices, falling with Use Class E (g) (i). Other uses within Class E appropriate for an office building will be considered subject to Landlord's consent.



VAT

Value added tax is applicable to the rental and service charge

AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake electronic checks to comply with these obligations.

Administrative Fee

Upon terms being agreed, and prior to Solicitors being instructed, the prospective tenant or purchaser must pay a fee of £250+VAT to MJM Property Consultants to cover associated administrative costs incurred in the property application process.

Summary

Available Size	3,490 sq ft
Rent	Rent on application
Rates Payable	£33,600 per annum
Rateable Value	£70,000
Service Charge	£27,302 per annum
	2025/26
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (67)

Viewing & Further Information

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