

BEACON HOUSE

15-21 RAINSFORD ROAD
CHELMSFORD | ESSEX CM1



TO LET | 4,500 SQ FT
GROUND FLOOR COMMERCIAL UNIT

MAY COMPANY
RETAIL & LEISURE SPECIALISTS

BEACON HOUSE

15-21 RAINSFORD ROAD | CHELMSFORD | ESSEX CM1



LOCATION

The property is located in Chelmsford Essex; a London commuter belt approximately 30 miles North East of Central London.

The building occupies a prominent corner position, fronting Rainsford Road on the corner with Wicks Place, in the heart of Chelmsford City Centre.

The subject property is situated 0.2 miles from Chelmsford railway station, with journey time to London Liverpool Street Station of 32 minutes.

The subject property is within walking distance of Chelmsford High Street and John Lewis and Everyman Cinema. Other nearby occupiers include Strutt & Parker Estate Agents (situated opposite), Co-Operative Food, Tesco Express and Anytime Fitness.

DESCRIPTION

Ground floor Commercial unit with excellent return frontage. Part of a mixed use development the upper parts are being converted into residential apartments.

ACCOMMODATION

4,500 sq ft

LEASE

A brand new lease on effective full repairing and insuring terms to be agreed between the parties.

RENT

£72,000 per annum (£16 psf), exclusive of Rates, Service Charge and other outgoings.

USER

Suit A1 / A3 / D1 / D2.

Subject to Planning.

VIEWINGS

Inspections are strictly by prior appointment via Landlord's agents:

May & Company Real Estate Advisors

Zak Eckstein

zak@mayandcompany.co.uk

07415 328 279

Samuel May

samuel@mayandcompany.co.uk

07742 256 873

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

These sales particulars are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments they may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS.

TO LET | 4,500 SQ FT
GROUND FLOOR COMMERCIAL UNIT

MAY & COMPANY
RETAIL & LEISURE SPECIALISTS