

# Third Floor, Parkview House

VICTORIA ROAD SOUTH, CHELMSFORD, ESSEX, CM1 1NG

To Let - Office



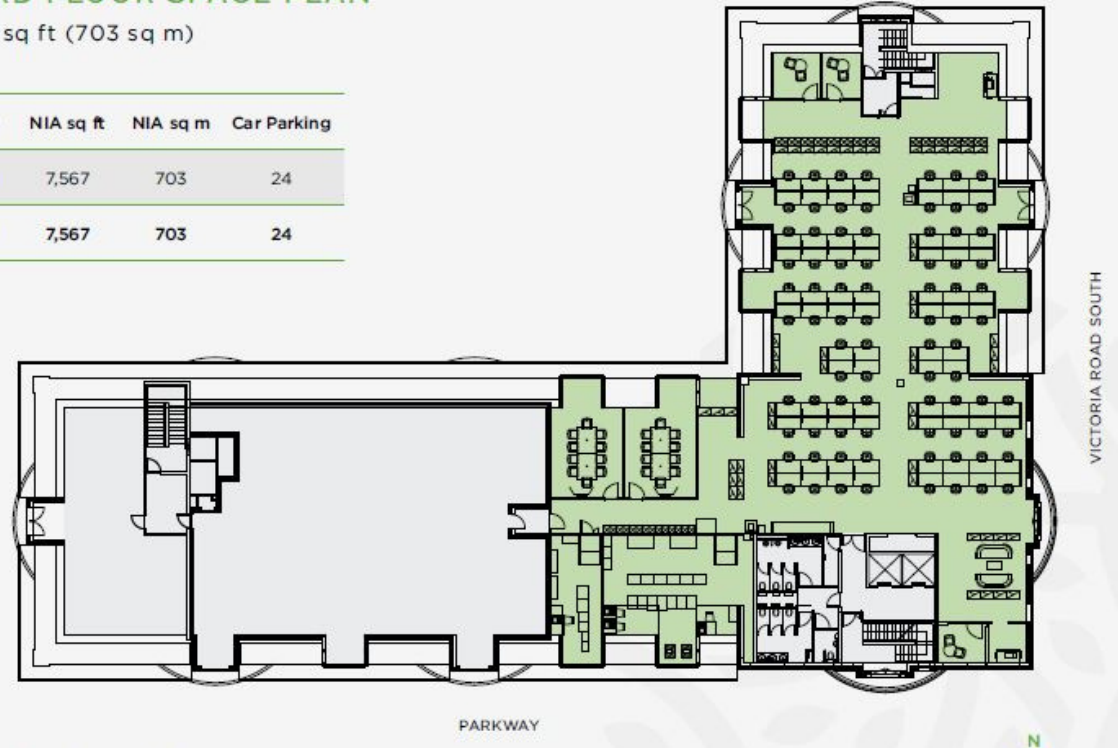
## KEY HIGHLIGHTS

- 7,567 ft<sup>2</sup>
- Grade A Office Space
- Fitted out to a high standard
- 2 x 10 person passenger lift
- Cycle Storage
- Shower Facilities
- New VRF Air Conditioning
- Integral LED Lighting
- Data cabled
- Metal tiled suspended ceiling
- Raised Floor
- Occupational density 1:7 m<sup>2</sup>
- 24 Car Parking Spaces

## THIRD FLOOR SPACE PLAN

7,567 sq ft (703 sq m)

| Floor | NIA sq ft | NIA sq m | Car Parking |
|-------|-----------|----------|-------------|
| Third | 7,567     | 703      | 24          |
| Total | 7,567     | 703      | 24          |



## ACCOMMODATION

The 3rd floor is available with a high quality fit out in situ and fully furnished, ready for immediate occupation. A new all-electric VRF air-conditioning system was installed in 2026.

## LOCATION

Parkview House is prominently situated on the A1060 roundabout connecting Parkway with Victoria Road South.

The property is located in the town centre within a 5 minute walk of Chelmsford Railway Station. The town centre bus station is directly opposite Parkview House.



## RENT

A guide rent of £265,000 pax is sought which equates to £35 psf pax

## RATES PAYABLE

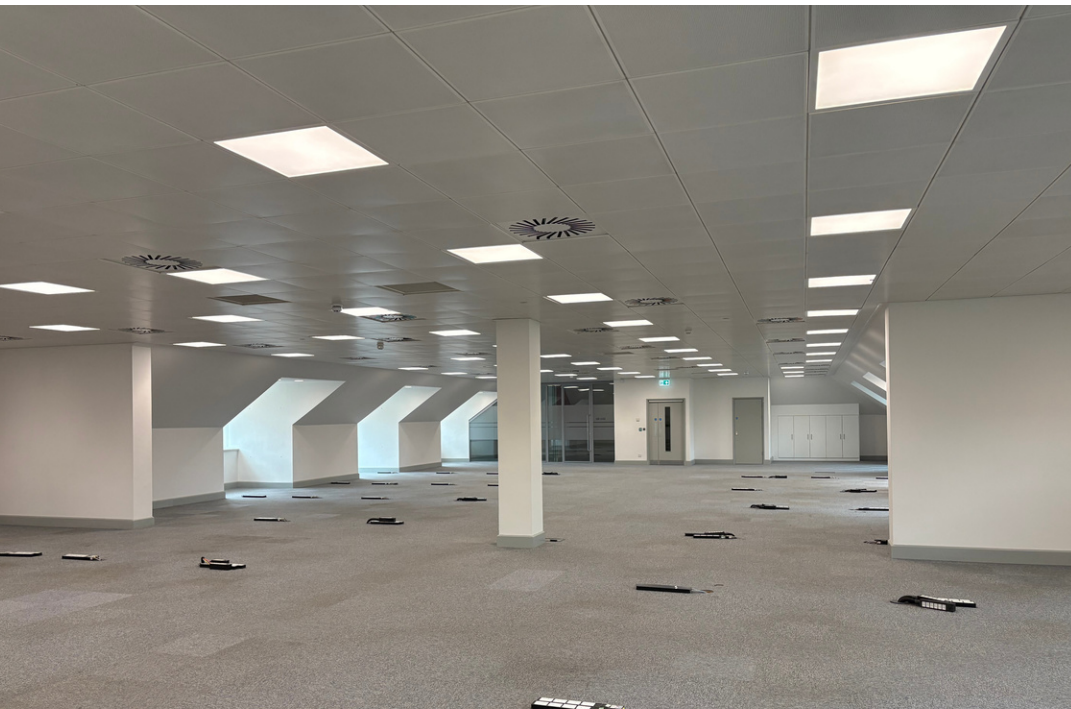
Tenants should make their own investigations with the VOA. Please note the valuation has been deleted from the Ratings List following the HVAC works.

## SERVICE CHARGE

Service charge currently running at approximately £9.00 per sqft per annum.

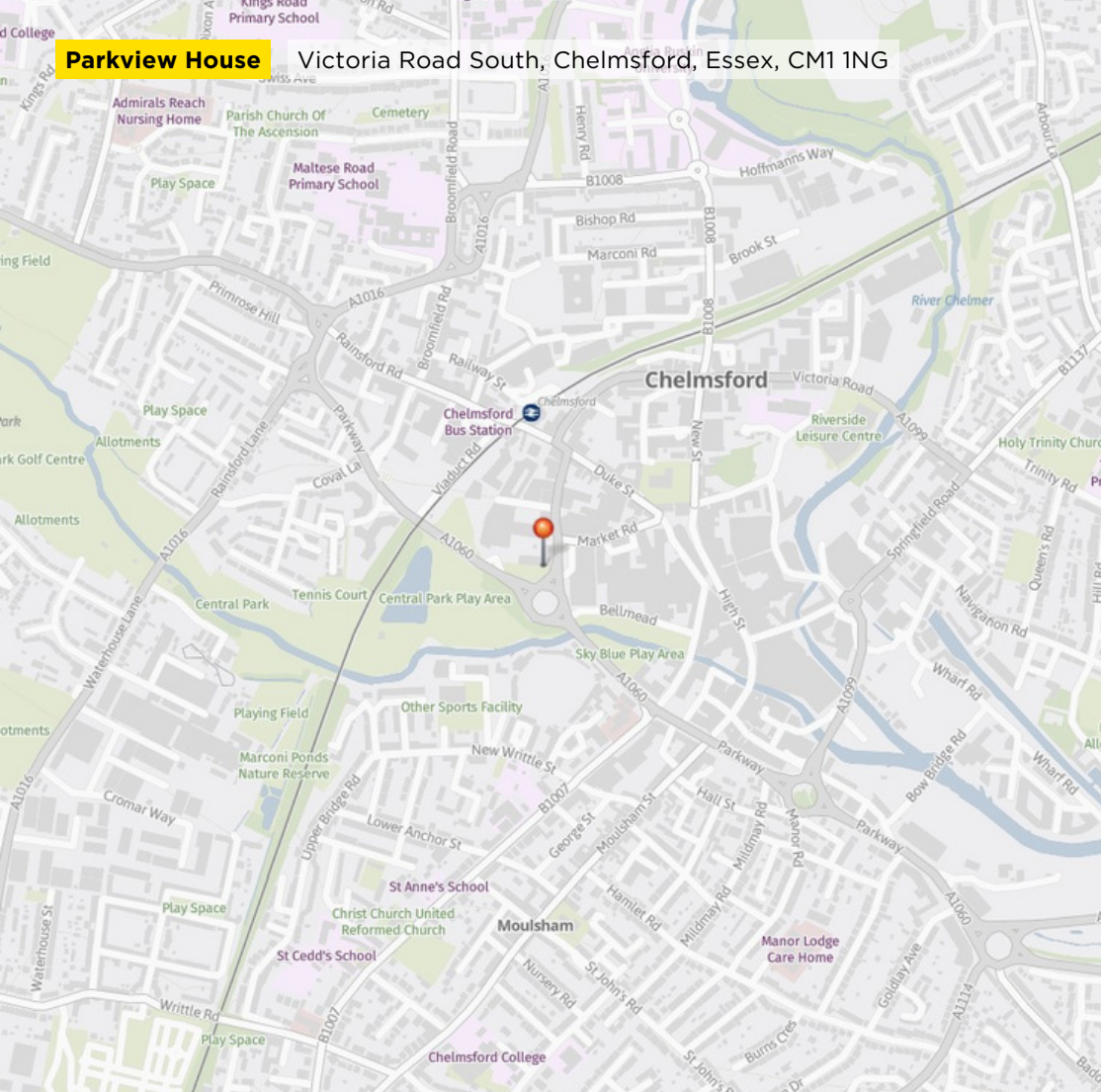
## VAT

Payable on all rents.



## Parkview House

Victoria Road South, Chelmsford, Essex, CM1 1NG



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## EXISTING OCCUPIERS

| Floor  | Tenant           |
|--------|------------------|
| Ground | Savills          |
| First  | Tees Law         |
| Second | Intact Insurance |
| Third  | Vacant           |

## CONTACT

For further information please contact:

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