CHELMSFORD – 5 SPRINGFIELD ROAD
A1/A3 OPPORTUNITY (POTENTIAL FOR A4/D2 USE SUBJECT TO PLANNING)

Location
The premises occupy a prominent location on pedestrianised Springfield Road which links High Street to Grays Brewery Yard and the Meadows Retail Park.

The subject property is located immediately adjacent to Metro Bank and directly opposite Lakeland, The Entertainer and Flight Centre. Other occupiers in the immediate vicinity include Zizzi and Nando’s.

Demise
The property is arranged over ground and first floors, providing the following approximate areas and dimensions:

Ground Floor: 3,646 sq ft 339 sq m
First Floor: 502 sq ft 47 sq m
Total: 4,148 sq ft 386 sq m

There is the potential to split the unit, further information available on request.

Tenure
A new effectively FRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent
Upon application.

Rates
Rateable Value: £110,000

Interested parties are advised to make their own enquiries to the Local Authority Chelmsford City Council on 01245 606606.

Service Charge
£8,750 per annum.

EPC
Available upon request.

Further Information
For further information or to arrange a viewing please contact sole agents.
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