

**FOR SALE**

City Centre Offices

Excellent On Site Car Parking

5,544 sq. ft. (515 m<sup>2</sup>)

3 Hoffmanns Way, Chelmsford, Essex, CM1 1GU



- Close proximity to Anglia Ruskin University
- Allocated parking spaces on site
- Close proximity to Chelmsford City Centre and shopping facilities
- Easy walking distance to Chelmsford railway station

**KEMSLEY**  
PROPERTY CONSULTANTS

**01245 358988**

[www.kemsley.com](http://www.kemsley.com)



### LOCATION

The building is located on the north-east side of Chelmsford city centre, along Hoffmanns Way, and adjacent to the Anglia Ruskin University. Hoffmanns Way is a recognised office and commercial location.

The building is within a short walk from Chelmsford railway station (frequent service to London Liverpool Street - 35 minutes) as well as the various restaurants, bars and retail facilities within the city centre.

The building occupies a strategic position within easy reach of main road links (A12, A130, A414) leading to the M25 and M11.

### DESCRIPTION

3 Hoffmanns Way is a two storey detached office building with its own private car parking area.

Both the ground and first floor comprise predominantly open plan accommodation with a number of partitioned private offices, together with separate male, female and disabled WC facilities, and kitchenette areas.

There is a lift serving both floors.

The property benefits from extensive car parking on site.

### ACCOMMODATION

Ground Floor	2,773 sq. ft.	(258 m <sup>2</sup> )
First Floor	2,771 sq. ft.	(257 m <sup>2</sup> )
<b>Total</b>	<b>5,544 sq. ft.</b>	<b>(515 m<sup>2</sup>)</b>

The above floor areas have been provided to us and are subject to verification on site.

### TENURE

Freehold

### PRICE

£1,450,000 subject to contract and exclusive of VAT.

### EPC

The property has an EPC rating of F - 133.

### VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

### BUSINESS RATES

The property has a Rateable Value of £63,500. Interested parties are advised to make their own enquiries of the Local Authority, Chelmsford City Council for verification of rates payable.

### LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

### CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

### CONTACT

Strictly by appointment via sole agents

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AC2454/1.20/CC



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