



TO LET

Air Conditioned City Centre Office Accommodation

**Grosvenor House, 51 New London Road,
Chelmsford, Essex, CM2 0ND**

RENT

£41,000

per annum exclusive plus VAT

AVAILABLE AREA

1,850 sq ft

[171.87 sq m]

LOCATION

Grosvenor House is prominently located on New London Road, a short distance from the High Street and close to the junction with Parkway, the ring road round the city centre.

The City of Chelmsford is located approximately 30 miles northeast of London and benefits from excellent communications via the A12 giving direct access to the M25 (Junction 28) within 12 miles. The M11 and Stansted Airport are also easily accessible.

The City's railway station is approximately 0.4 miles away and provides a frequent service to London Liverpool Street with journey times from 29 minutes.

DESCRIPTION

Grosvenor House comprises a multi-let mixed use commercial building that features a recently refurbished stepped/ramped covered walkway and communal entrance lobby area for visitors.

The available office suite is on the 3rd floor and provides predominantly open plan accommodation with three glass partitioned offices/meeting rooms and a kitchenette.

The secure car park is located at the rear of the property and is controlled by an automatic barrier system. Parking is accessed from Friars Walk via Parkway.

The accommodation benefits from:

- » Air conditioning
- » Suspended ceiling with recessed LED lighting
- » Perimeter trunking
- » Communal male, female and accessible WCs
- » Allocated onsite car parking
- » Eight person lift

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » **Third Floor Office: 1,850 sq ft [171.87 sq m]**





SERVICES

We understand the property is connected to mains water, drainage, and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all those serving the property including IT and telecommunication links.

LOCAL AUTHORITY

Chelmsford City Council

T. 01245 606606

SERVICE CHARGE

The scheme's standard service charge provisions will apply. Further information is available upon request.

BUSINESS RATES

The office suite is entered into the Valuation Office Agency rating list with a rateable value of £33,250 which will give rise to an approximate annual rates liability of £14,364 (2026/27). Interested parties are advised to make their own enquiries.

EPC

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TERMS

The suite is available to let on a new, effective full repairing and insuring lease by way of a service charge at a commencing rent of £41,000 per annum exclusive plus VAT.

VAT

We understand that the property is elected to VAT.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective purchaser's identity prior to the instruction of solicitors.

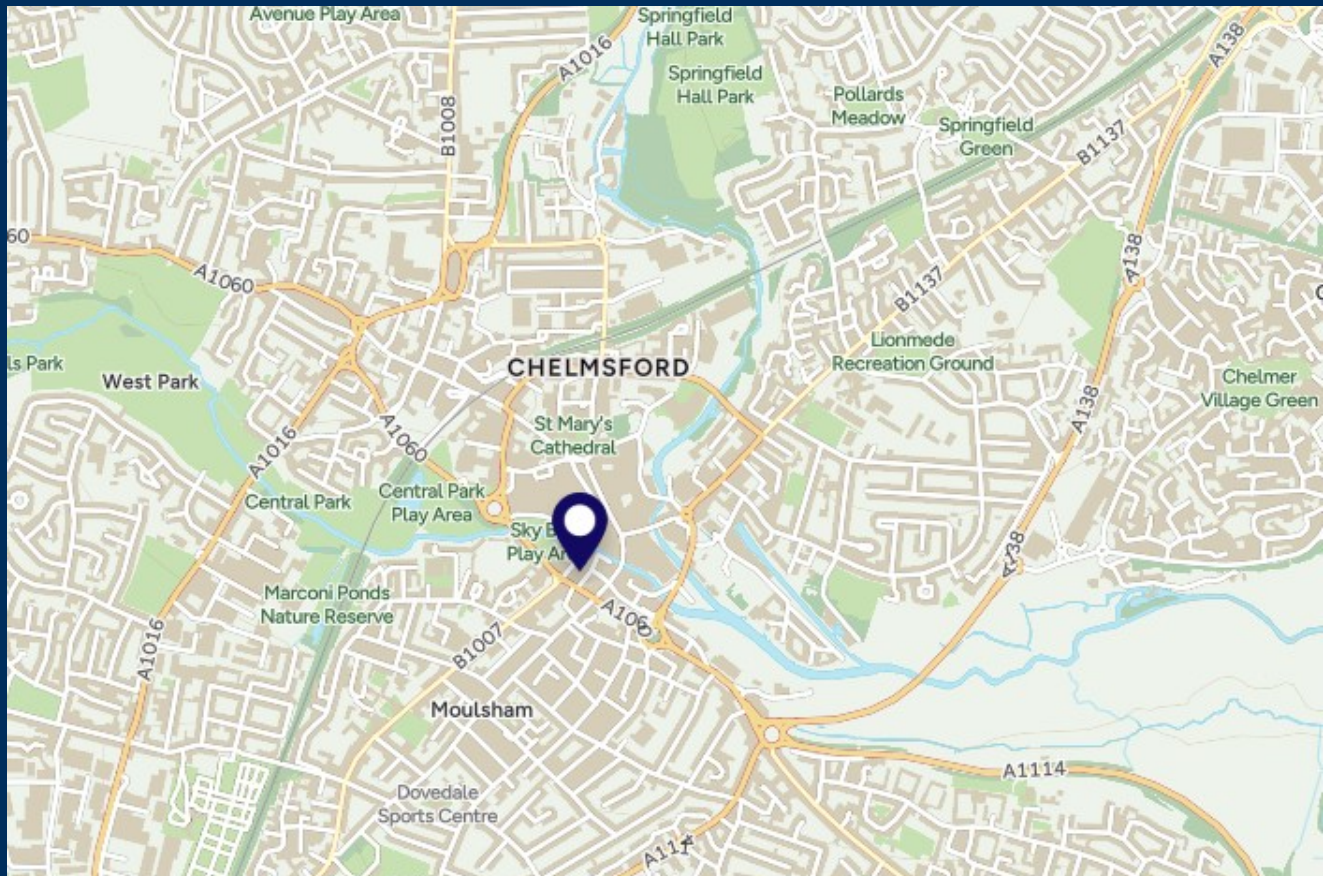
**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

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- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
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Particulars created April 2026

Fenn Wright

