



AVAILABLE TO LET

Contemporary Office Accommodation

**The Aquarium, 101 Lower Anchor Street,
Chelmsford, CM2 0AU**

RENT

From £9,000
per annum exclusive

AVAILABLE AREA

445 - 1,295 sq. ft.
[41.34 - 120.31 sq. m.]

LOCATION

Chelmsford is the County City of Essex, being a strategic administrative, financial and service centre. The Aquarium is prominently located at the heart of the professional district, just off New London Road. The City Centre is a short walk providing an extensive range of facilities.

DESCRIPTION

The Aquarium provides three floors of modern open plan office accommodation with good levels of natural light. The suites are in a variety of sizes, with some providing the option of being combined. The property provides presentable common areas, with an attractive entrance featuring an aquarium.

Features:

- » Heating and Air Conditioning
- » Perimeter trunking
- » Kitchenette facilities
- » Self contained WCs
- » Lift and DDA Compliance
- » Car parking
- » Shower facilities
- » Bicycle parking facilities
- » Telephone entry system

SERVICES

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
Telephone: 01245 606606

SERVICE CHARGE

The annual service charge is estimated at £4 per square foot.

TERMS

The suites are available to let on a new effective full repairing and insuring lease for a term to be agreed. Quoting rents are contained in the accommodation schedule below.

VAT

VAT will be applicable on the rent, service charge and other outgoings.

LEGAL COSTS

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

ACCOMMODATION SCHEDULE

* The combined Rateable Value of 13 & 13a VOA assessment

Suite	Floor	EPC	NIA (Sq. Ft.)	Rateable Value	Rent (P.A.X.)	Availability
4a	Ground	B - 48	815	£16,250	£14,900	<i>Available</i>
4c	Ground	B - 47	445	£10,250	£9,000	<i>Available</i>
7a	First	D - 76	772	£17,250	£14,700	<i>Available</i>
8	First	C - 53	1295	£28,500	£25,000	<i>Available</i>
12	First	B - 32	916	£18,500	£17,400	<i>Available</i>
13	Second	tbc	1,064	£23,000*	£19,900	<i>Available</i>

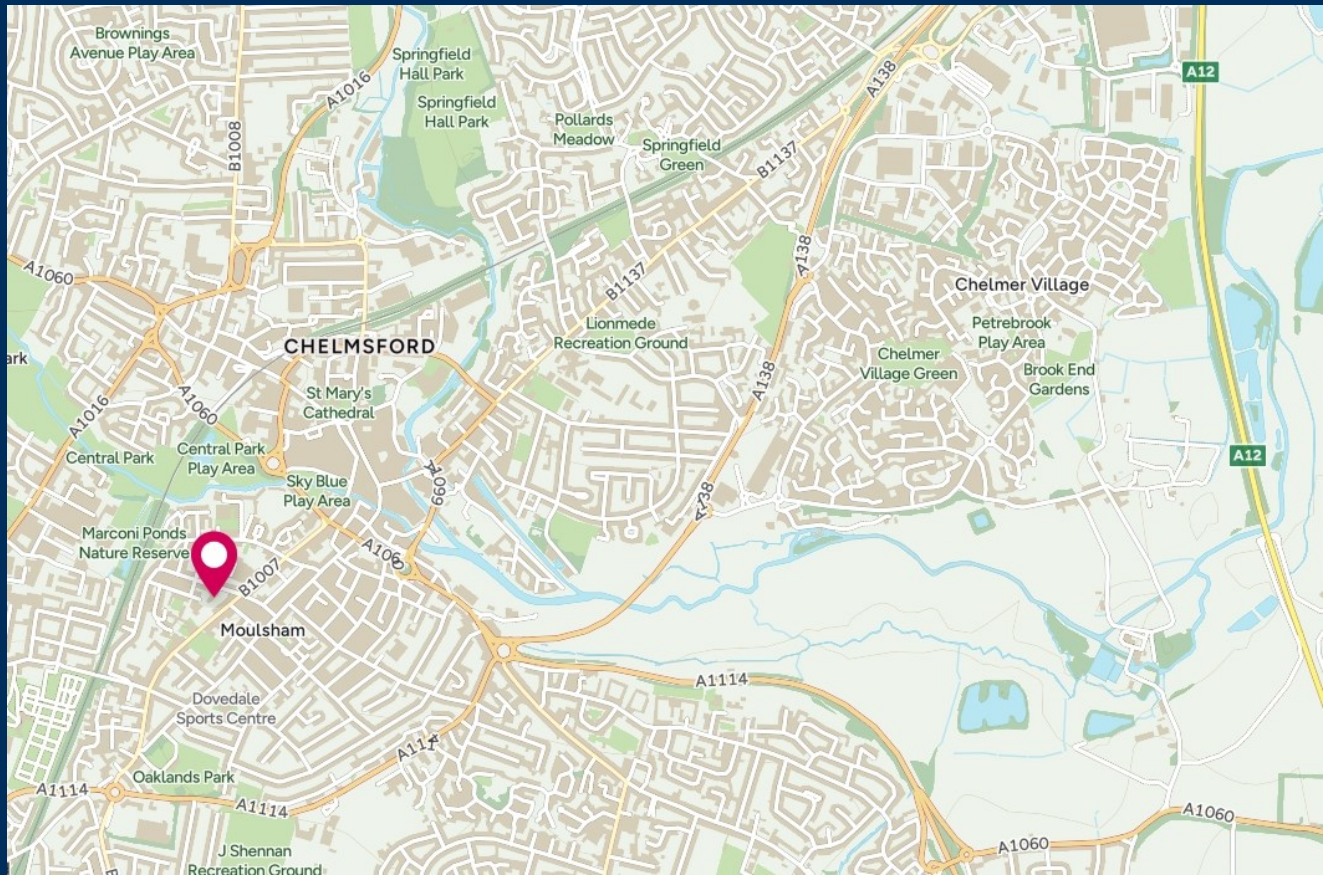
**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

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Particulars updated February 2025

