



New London Road, Chelmsford

£2,800 Per Annum Leasehold

Thornwood House is a stunning Grade II listed detached Victorian office building that is currently undergoing substantial refurbishment to provide a range of office suites with brand new air conditioning and parking.

Office suites benefit from comfort heating and cooling air conditioning, carpets, LED lighting, and character features including large sash windows.

There are communal kitchen and WC facilities.

Availability from mid-2026.

Thornwood House forms part of County Square, an attractive and well-maintained development of offices on New London Road in the heart of Chelmsford's business district.

Other occupiers within the development include Rickard Luckin Accountants and Ellisons Solicitors.

Chelmsford mainline railway station is within 15 minutes walk, providing regular service to London Liverpool Street (35 minutes).

UPPER GROUND FLOOR

Office UG1: 362 sq ft (34 sq m) - ?15,205 + VAT per annum - 1 parking space

Office UG2 & UG3: 518 sq ft (48 sq m) - ?19,685 + VAT pe



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- 63 - 1,870 SQ FT (6 - 174 SQ M)
 - ALLOCATED PARKING
 - AVAILABLE FROM MID-2026
 - NEW AIR CONDITIONING
 - INCLUSIVE RENT

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UPPER GROUND FLOOR Office UG1: 362 sq ft (34 sq m) - ?15,205 + VAT per annum - 1 parking space Office UG2 & UG3: 518 sq ft (48 sq m) - ?19,685 + VAT per annum - 2 parking spaces Office UG4: 97 sq ft (9 sq m) - ?4,320 + VAT per annum - 1 parking space LOWER GROUND FLOOR Office LG1 & LG2: 704 sq ft (65 sq m) - ?26,750 + VAT per annum - 2 parking spaces Office LG4: 189 sq ft (18 sq m) - ?8,410 = VAT per annum - 1 parking space FIRST FLOOR Office F4: 63 sq ft (6 sq m) - ?2,800 + VAT per annum - no parking space Additional parking may be available via separate negotiation.

There is an admin charge of ?495 + VAT for the preperation of the tenancy agreement documents.

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