



TO LET

Air Conditioned City Centre Office Accommodation

**Steeple House, Church Lane,
Chelmsford, CM1 1NH**

RENT

£21,000

per annum exclusive plus VAT

AVAILABLE AREA

1,043 sq ft

[97 sq m]

LOCATION

The City of Chelmsford is located approximately 37 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 within a few minutes walk and provides a fast and frequent service to London Liverpool Street with journey times from approximately 32 minutes.

The property is situated on Church Lane, adjacent to Cathedral Walk. Church Lane provides pedestrian access to Duke Street and High Street. The property sits adjacent to Chelmsford Cathedral overlooking the Cathedral grounds, very close to the popular Bond Street retail and leisure development.

DESCRIPTION

Steeple House comprises a purpose built multi-let office building. The subject suite is located on the ground floor. The accommodation is predominantly open plan with a partitioned meeting room and kitchen and has good levels of natural light with views of the Cathedral.

The accommodation benefits from:

- » Suspended ceiling with recessed LED lighting
- » Air conditioning (new system to be installed)
- » Kitchen facilities
- » Partitioned meeting room
- » Allocated car parking
- » Male/female/accessible WCs
- » Lift access

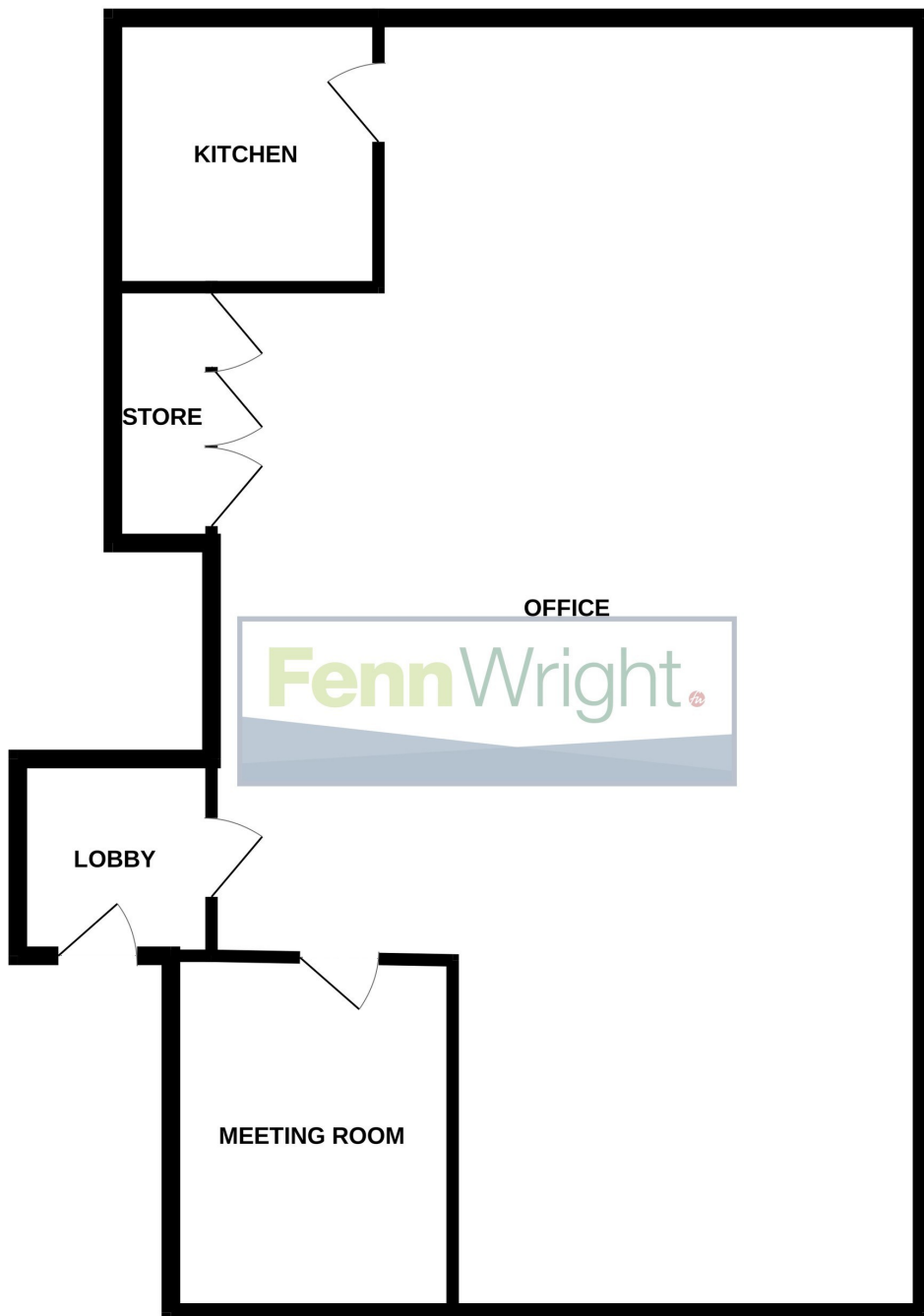
ACCOMMODATION

[Approximate Net Internal Floor Areas]

- | | | |
|-------------------|-------------|-------------|
| » Office: | 939 sq ft | [87.3 sq m] |
| » Kitchen: | 67 sq ft | [6.3 sq m] |
| » Entrance Lobby: | 37 sq ft | [3.4 sq m] |
| » Total: | 1,043 sq ft | [97 sq m] |



Floorplan - Not to Scale and for Indicative Purposes only



SERVICES

We understand the property is connected to mains water, drainage, electricity and gas. 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 of those serving the property including IT and telecommunication links.

LOCAL AUTHORITY

Chelmsford City Council

T. 01245 606606

SERVICE CHARGE

There will be a service charge towards the upkeep of the property. Further details are available upon request.

BUSINESS RATES

The suite is entered into the Valuation Office Agency rating list with a rateable value of £18,500 which will give rise to an approximate annual rates liability of £7,992 (2026/27). Interested parties are advised to make their own enquiries.

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TERMS

The office suite is available to let on a new, effective full repairing and insuring lease by way of a service charge at an annual rent of £21,000 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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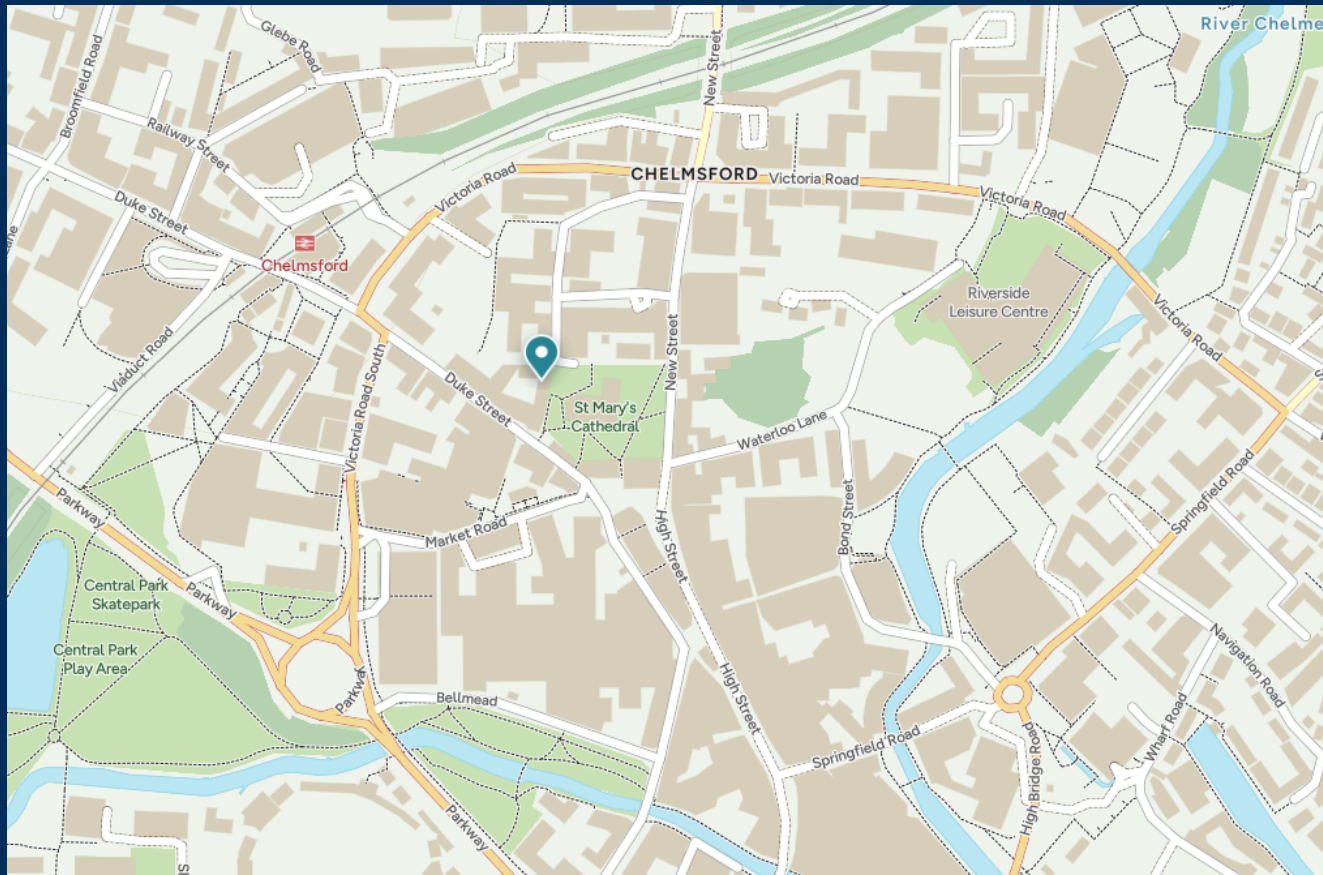
VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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Particulars updated February 2026

