



**FOR SALE**

City centre office building with excellent car parking

80-86 New London Road, Chelmsford,  
Essex CM2 0PD

**GUIDE PRICE**

**£600,000**

[Not Elected to VAT]

**NET INTERNAL AREA**

**2,812 sq ft**

[261.16 sq m]

## IN BRIEF

- » 13 car parking spaces (ratio of 1:217 sq ft)
- » 0.4 miles from Chelmsford train station
- » Glazed frontage
- » May be suitable for alternative uses (STPP)

## LOCATION

The City of Chelmsford is located approximately 37 miles northeast of London and benefits from excellent communications via the A12 dual carriageway giving direct access to the M25 (junction 28) within 12 miles. The M11 and Stansted Airport are also easily accessible.

80-86 New London Road is situated in Chelmsford City Centre, located to the north of Parkway which is a dual carriageway through the City Centre. New London Road runs adjacent to the High Street/Moulsham Street.

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 29 minutes.

## DESCRIPTION

80-86 New London Road forms a three storey, plus lower ground floor, end of terrace office building. The accommodation is a mix of open plan and cellular offices and benefits from surface mounted LED lighting and central heating.

Externally, to the rear of the property, there is shared electric gated car park where the property has 12 demised parking spaces along with 1 further car parking space to the front of the property. The car parking to the rear could be increased through double parking.

## ACCOMMODATION

We have been provided with the following net internal floor areas:

- » Ground Floor: 1,093 sq ft (101.53 sq m)
- » First Floor: 737 sq ft (68.45 sq m)
- » Second Floor: 514 sq ft (47.71 sq m)
- » Lower Ground Floor: 468 sq ft (43.47 sq m)
- » **Total: 2,812 sq ft (261.16 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 of those serving the property including IT and telecommunication links.

### PLANNING

We understand that the property has longstanding Class E Office Use.

Subject to obtaining planning consent, the property may be suitable for conversion or development to residential. Interested parties are advised to make their own independent enquiries in this regard.

### BUSINESS RATES

The property is entered into the VOA Rating List as follows:

Rateable Value: £35,250

Approx Rates Payable (2026/27): £15,228

### EPC

E - 125

### TITLE

The Freehold title (EX499767) is to be split to provide the vacant office of 80-86 New London Road with the car parking area to the front and the 12 parking spaces in the rear car park. The purchaser is to contribute towards the upkeep of the rear car park.

A single sale of the freehold may be considered subject to the tenancy agreements.

### TERMS

The property is offered for sale freehold with vacant possession by private treaty at a guide price of £600,000.

### VAT

We understand that the property is not 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 and Purpose Real Estate to formally verify a prospective purchaser's identity prior to the instruction of solicitors.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA JOINT SOLE SELLING AGENTS:

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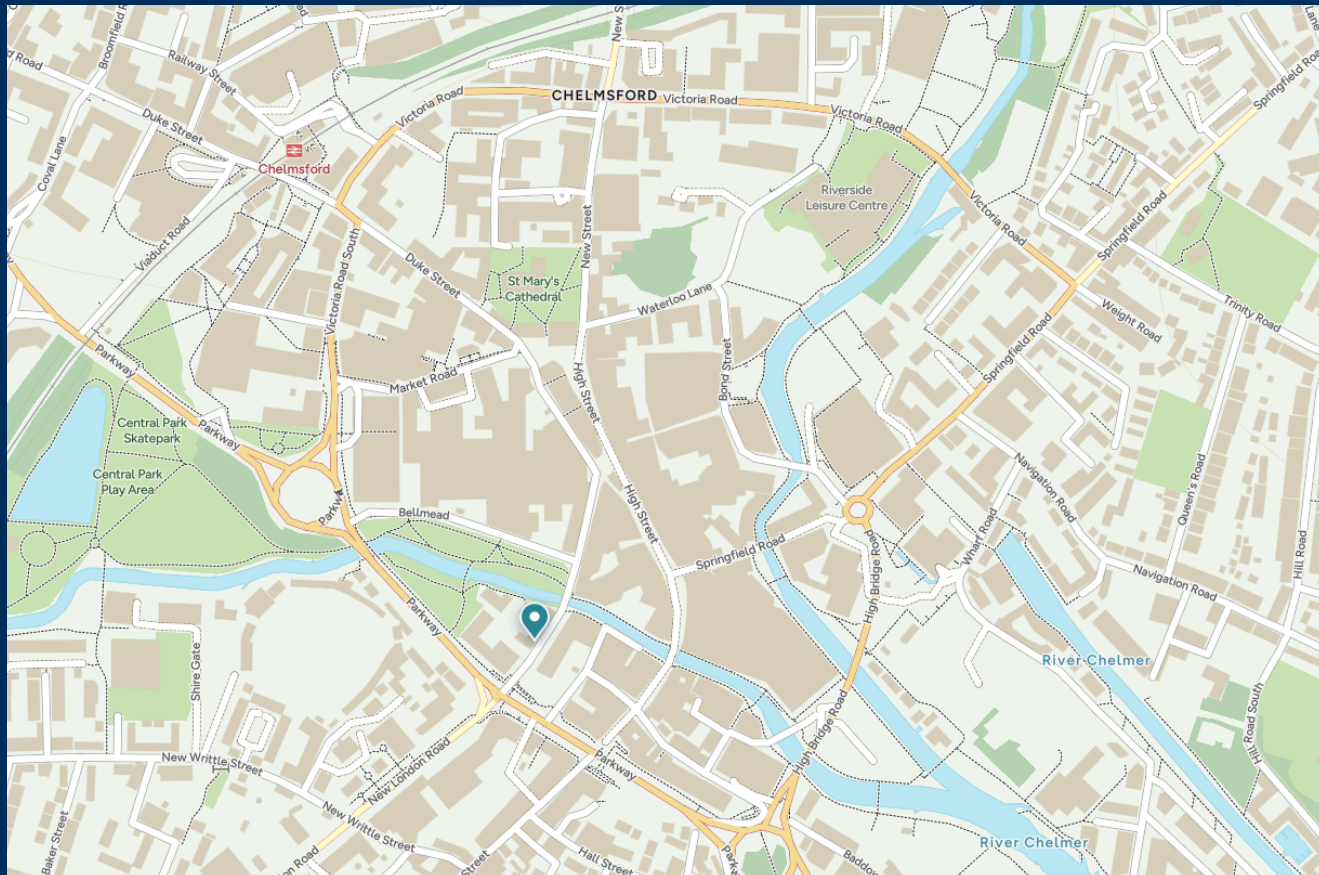
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