



TO LET

Air Conditioned City Centre Office Accommodation

**Summit House, Waterloo Lane,
Chelmsford, CM1 1BD**

RENT

From £40,220
per annum exclusive plus VAT

AVAILABLE AREA

2,011 - 2,519 sq ft
[186.87 - 234.02 sq m]

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.

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.

Summit House is situated on Waterloo Lane. The building is adjacent to the popular Bond Street retail and leisure development which contains a number of high end retailers, restaurants and leisure providers such as John Lewis, Everyman Cinema, Hotel Chocolat, and Giggling Squid.

DESCRIPTION

Summit House is a multi-let office building behind a period brick frontage which incorporates a glazed entrance lobby and gated undercroft car park.

The accommodation provides open plan accommodation with good levels of natural light via double glazed windows and benefits from:

- » Suspended ceiling with recessed LED lighting
- » Air conditioning and central heating
- » Secure onsite parking and cycle storage
- » Communal male/female/accessible WCs
- » Lift access

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » **Part First Floor Office:** 2,519 sq ft [234.02 sq m]
- » **Second Floor:** 2,011 sq ft [186.87 sq m]

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 is a service charge towards the upkeep of the property. Further details are available upon request.

BUSINESS RATES

The office suites are entered into the Valuation Office Agency 2023 rating list with the following rateable values:

First Floor Rear RV:	£39,750
Approx. Rates Payable (2025/26):	£19,835

Second Floor RV:	£32,750
Approx. Rates Payable (2025/26):	£16,342

EPC

First Floor Rear: Tbc.

Second Floor: C - 58

TERMS

The offices suites are available to let (2nd floor from February 2026) on new, effective full repairing and insuring leases by way of a service charge at the following commencing rents:

First Floor Rear: £50,380 per annum exclusive plus VAT

Second Floor: £40,220 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.

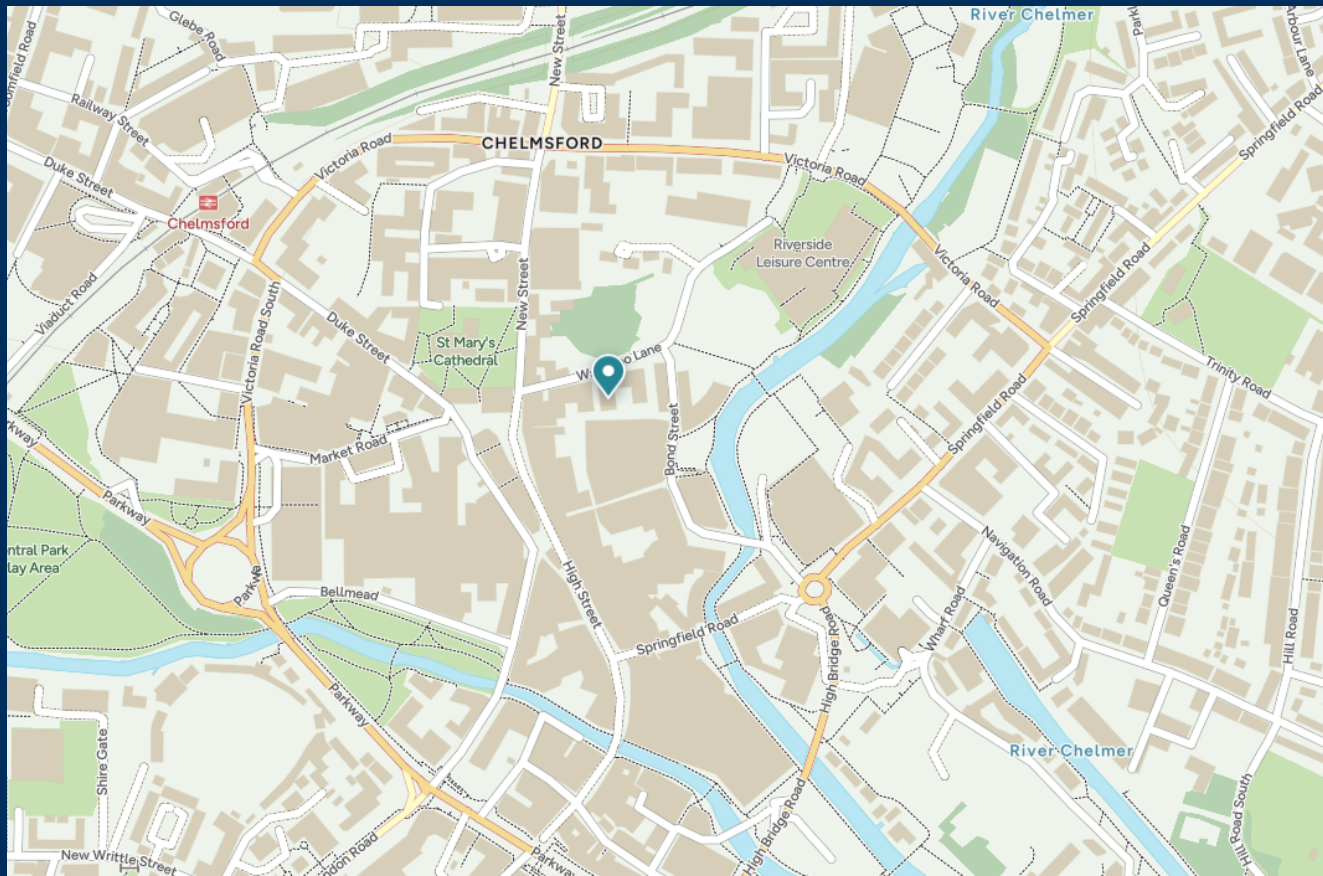
VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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Particulars updated December 2025

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