



**EASTWOOD
HOUSE**

High Quality Offices To Let With
Superb City Centre Parking Provision

Glebe Road, Chelmsford CM1 1QW
eastwoodhousechelmsford.co.uk



STRIKING, FLEXIBLE OFFICE SPACE

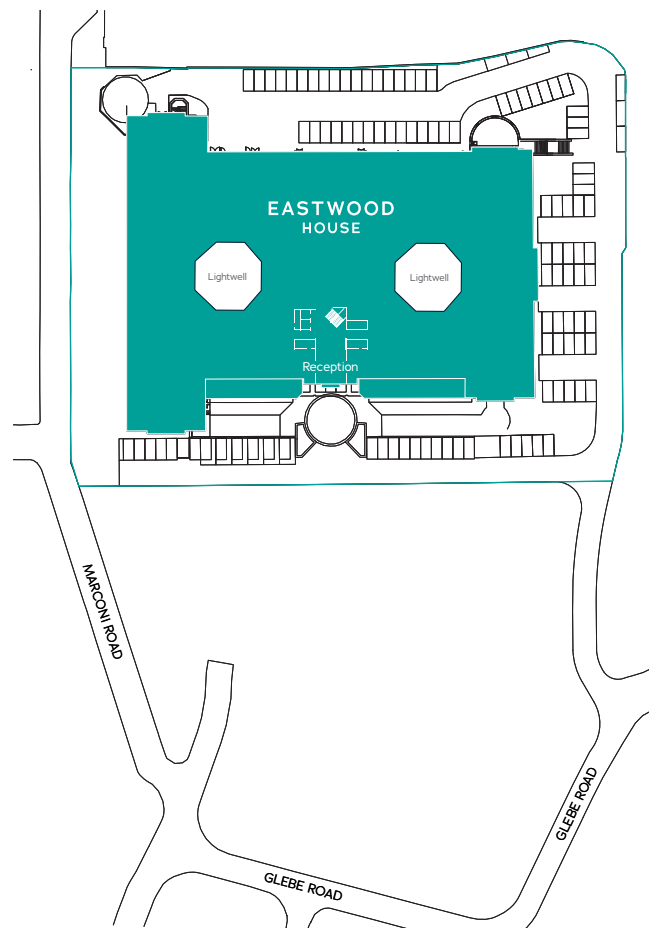
Eastwood House is a high quality HQ building, situated in a prominent position in central Chelmsford. It comprises accommodation arranged over three floors, with an attractive full height glazed atrium that provides an exceptional arrival experience.

The property was constructed in 1993 and now offers a multi-let environment, flexible office floors up to c.40,000 sq ft and multiple access points. Occupiers include AON, Arthur J Gallagher and Morgan Sindall.

The property provides an excellent car parking ratio of approximately 1:500 sq ft in this city centre location.

SPECIFICATION

- Raised access floors
- Air conditioning
- Suspended ceiling
- Shower facilities
- Manned reception
- 24/7 security
- EPC rating C (75)
- Terraced areas
- Passenger lift
- Male and female WCs on each floor
- Car parking at a ratio of 1:500 sq ft approx
- EV bays available



ACCOMMODATION

Eastwood House provides occupiers with flexible floorspace benefitting from excellent natural light, with each floor incorporating two large lightwells as well as perimeter fenestration to all sides.

Built to accommodate a combination of cellular or open plan workspace, Eastwood House provides the following available space (approximate Net Internal Areas):

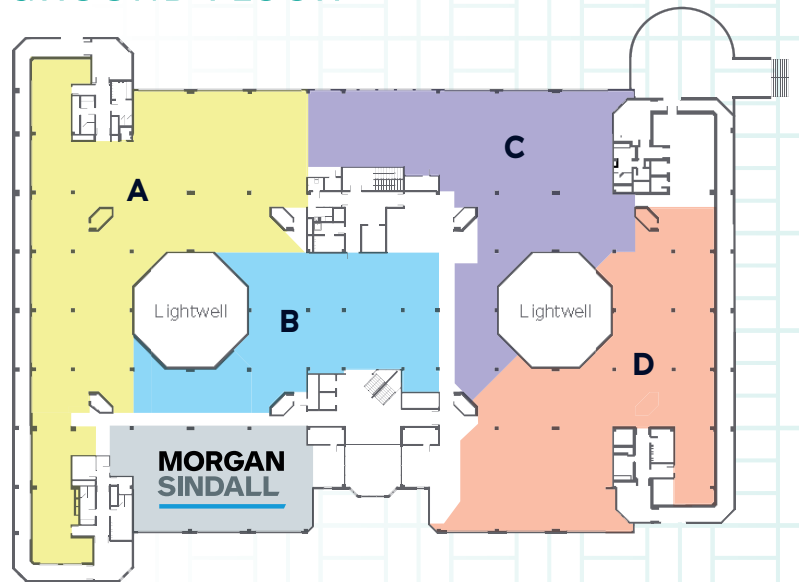
| Floor | Area (sq ft) | Area (sq m) |
|--------------|---------------|----------------|
| Ground | 34,249 | 3,181.8 |
| - Suite A | 11,524 | 1,070.6 |
| - Suite B | 5,648 | 524.7 |
| - Suite C | 7,992 | 742.5 |
| - Suite D | 9,085 | 844.0 |
| Part First | 15,063 | 1,399.4 |
| Part Second | 16,234 | 1,508.0 |
| TOTAL | 65,546 | 6,089.2 |

TERMS

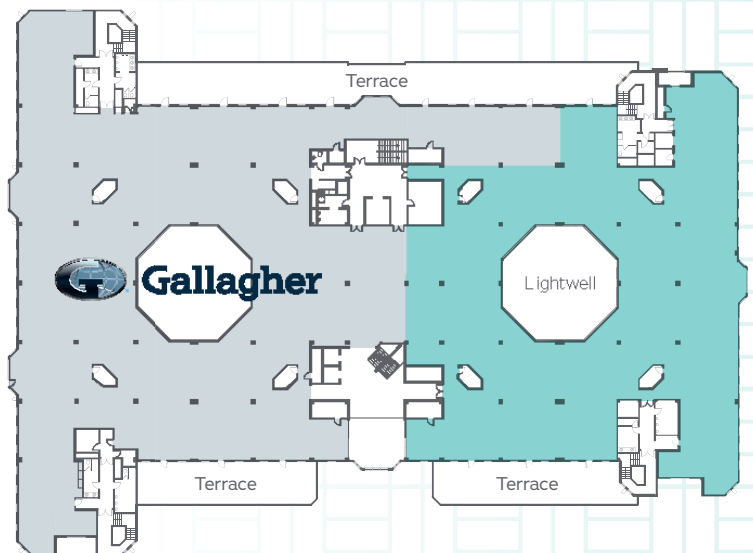
Office suites can be provided to suit specific occupier requirements, from approx. 2,500 sq ft upwards. The suites are available as is or subject to refurbishment on new effective full repairing and insuring leases by way of a service charge for a term to be agreed. Rent on application.



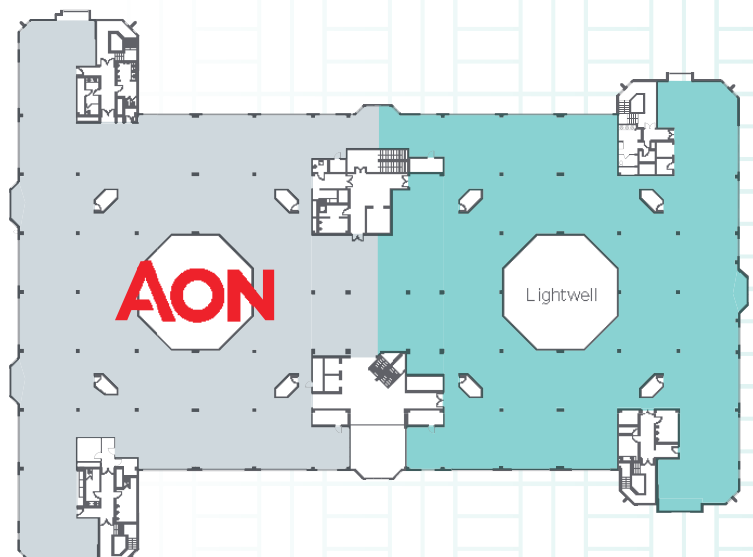
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



A STRATEGIC CENTRAL LOCATION



COMMUTING TO LONDON



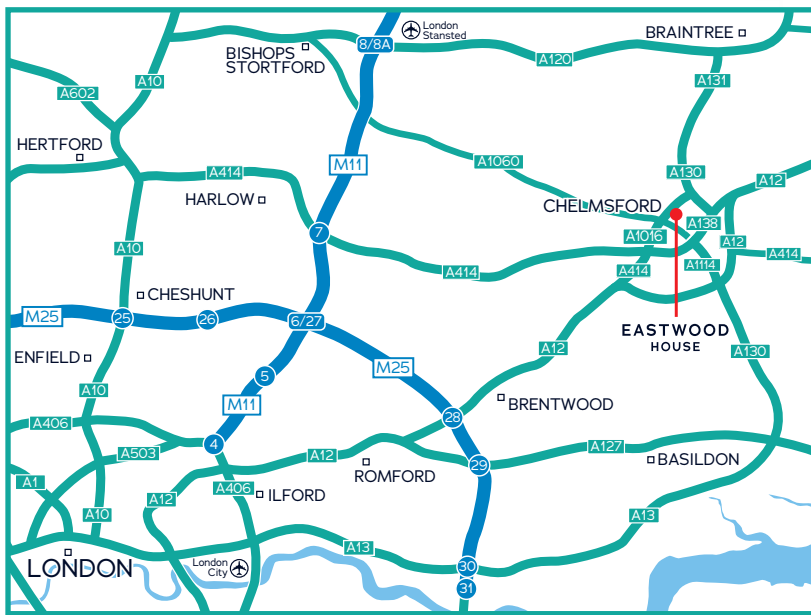
Train
32 mins



M25 J28
19 mins



Stansted
27 mins



The City of Chelmsford forms the principal commercial and administrative centre of Essex. Chelmsford is well located approximately 30 miles (48 km) north-east of Central London.

The city benefits from excellent communication links with the A12 providing direct dual carriageway access to Central London, the M25 motorway (Junction 28) which is 14 miles (23 km) away and Colchester 24 miles (39 km) to the north-east. The A414 to the south of the city centre provides access to the M11 motorway (Junction 7) which lies approximately 17 miles (27 km) to the west. The A130 to the north of the city centre provides dual carriageway access to Braintree 12 miles (19 km) to the north-east.

Chelmsford also benefits from an excellent rail service with a high speed connection to Central London (Liverpool Street). There are approximately seven services per hour at peak times with a fastest journey time of 32 minutes.

Stansted International Airport is easily accessible, being approximately 18 miles (29 km) to the north-west, via the A120.

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