

UNDER REFURBISHMENT - COMING SOON

LANDMARK CITY CENTRE OFFICE
WITH EXCELLENT PARKING & PRIVATE TERRACE
3,108 SQ FT (288.8 SQ M) TO LET

prioryplace-chelmsford.com



PRIORY
PLACE

NEW LONDON ROAD,
CHELMSFORD, ESSEX, CM2 0PP



PRIORY PLACE

Priory Place is situated in a prime location at the junction of New London Road and Parkway, forming part of the city's ring road.

A landmark city centre five-storey office building, Priory Place is only a short walk from Chelmsford's abundance of amenities and railway station.



THE BUILDING

Positioned on the western side of the fourth floor, the suite benefits from excellent dual-aspect natural light and features a 673 sq ft private terrace overlooking Essex County Cricket Ground.

The suite is to undergo a comprehensive refurbishment programme to provide high-specification open plan office accommodation, incorporating a new kitchenette and 2x meeting rooms.



FLOOR PLAN

PART FOURTH FLOOR
3,108 SQ FT (288.8 SQ M)
With a 673 sq ft private terrace

- 30x Open Plan Desking
- 1x 10 Person Meeting Room
- 1x 4 Person Meeting Room
- 2x Focus Rooms
- 1x 8 Person Agile Work Area
- 1x Soft Seating Area
- 1x Breakout Area
- 1x Comms Cupboard
- 1x Kitchen



SPECIFICATION

 <p>Access to private terrace</p>	 <p>Air conditioning</p>	 <p>New LED lighting</p>	 <p>New kitchenette</p>	 <p>2x meeting rooms</p>
 <p>Shower facilities</p>	 <p>Communal & accessible WCs</p>	 <p>Bike parking</p>	 <p>Manned reception</p>	 <p>2x 10 person passenger lifts</p>

Essex County
Cricket Club



Chelmsford

River Can

High Chelmer
Shopping Centre



PRIORY
PLACE

High
Street

Bond
Street

John
Lewis

Riverside
Leisure
Centre

Everyman Cinema
& riverside restaurants

Tesco





PRIORY PLACE

LOCATION

Situated around 30 miles north-east of London, Chelmsford is an established business location with a strong and diverse commercial presence. The city accommodates a number of notable organisations, including AON, Gadsby Wicks, RSM and Arthur J. Gallagher.

The area is well connected by road, with the A12 offering convenient access to Central London, the M25 (to the south-west) and Colchester (to the north-east).

The property is within approximately a 10-minute walk of Chelmsford railway station, which provides regular direct services to London Liverpool Street. Peak services run up to nine times per hour, with journey times from just 29 minutes.



TRAVEL

By Rail (mins)

5 Shenfield (Elizabeth Line)

23 Stratford

29 Liverpool Street

44 Bank

By Road (miles)

13 M25

19 Stansted

34 City Airport

40 Central London

AMENITIES

Retailers

- 1 Meadows Shopping Centre
- 2 M&S
- 3 H&M
- 4 Waterstones
- 5 Tesco Superstore
- 6 Bond Street Shopping
- 7 John Lewis
- 8 High Chelmer Shopping Centre
- 9 Primark

Restaurants & cafés

- 1 Pizza Express
- 2 Gail's Bakery
- 3 Costa
- 4 Slug & Lettuce
- 5 Bill's, Wagamama, Ask Italian
- 6 Giggling Squid, Prezzo
- 7 Caffé Nero
- 8 Cote
- 9 Pret A Manger

Leisure

- 1 Odeon Cinema
- 2 Pure Gym
- 3 Everyman Cinema
- 4 Riverside Leisure Centre
- 5 The Gym Group
- 6 Energie Fitness
- 7 Chelmsford Theatre
- 8 Premier Inn





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EPC

Rating: C-62.

Terms

Upon application.

Viewing

Strictly by appointment
through the sole agents.

prioryplace-chelmsford.com

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