



**AGENCY**

**OFFICE**

**HODGSON HOUSE,  
50 RAINSFORD ROAD  
CHELMSFORD  
CM1 2QJ**

**DESCRIPTION**

The property comprises a self-contained office building on ground and three upper storeys. It is of concrete frame construction with brick elevations under a pitched slate roof. The building is situated on a prominent corner plot, affording occupiers a chance for a rare self-contained building with undercroft parking.

**LOCATION**

The property is in a prominent location on the north west side of the town centre fronting onto the junction of Rainsford Road and Parkway, Chelmsford's inner ring road. This area forms part of Chelmsford's traditional west core.

The property is conveniently located being just 5 minutes' walk (0.3 miles) via Rainsford Road to both Chelmsford's train and bus stations. Parkway (A1016), as Chelmsford inner ring road, provides quick road access to Chelmsford's wider road network.

**ACCOMMODATION**

Floors / Units	Size
Third Floor	1,774 sq ft (164.8 sq m)
Second Floor	3,769 sq ft (350.14 sq m)
First Floor	4,400 sq ft (408.76 sq m)
Gnd (offices & reception)	2,772 sq ft (257.52 sq m)
<b>Total</b>	<b>12,715 sq ft (1,181.22 sq m)</b>

**ADDITIONAL INFORMATION**

Quoting Rent: TBC

Legal Costs: Each party to bear their own legal costs.



**TENURE**

**LEASEHOLD**

**SIZE**

**12,715 SQ FT**

**EPC D**

**KEY FEATURES**

- Comfort Cooling
- Raised Floors
- 29 Car Parking Spaces
- Self Contained
- Suspended Ceilings with Cat II Lighting
- WC Facilities On Each Floor
- Shower Facilities
- Detached Building

**FOR FURTHER INFORMATION**

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