



TO LET

Prime Leisure/F&B unit
8,586 sq.ft (797.67 sq.m)

Unit 1A-B The Meadows Retail Park, Chelmsford, Essex CM2 6JX

● On-Site car parking available ● Attractive retailing and leisure unit overlooking the River Chelmer

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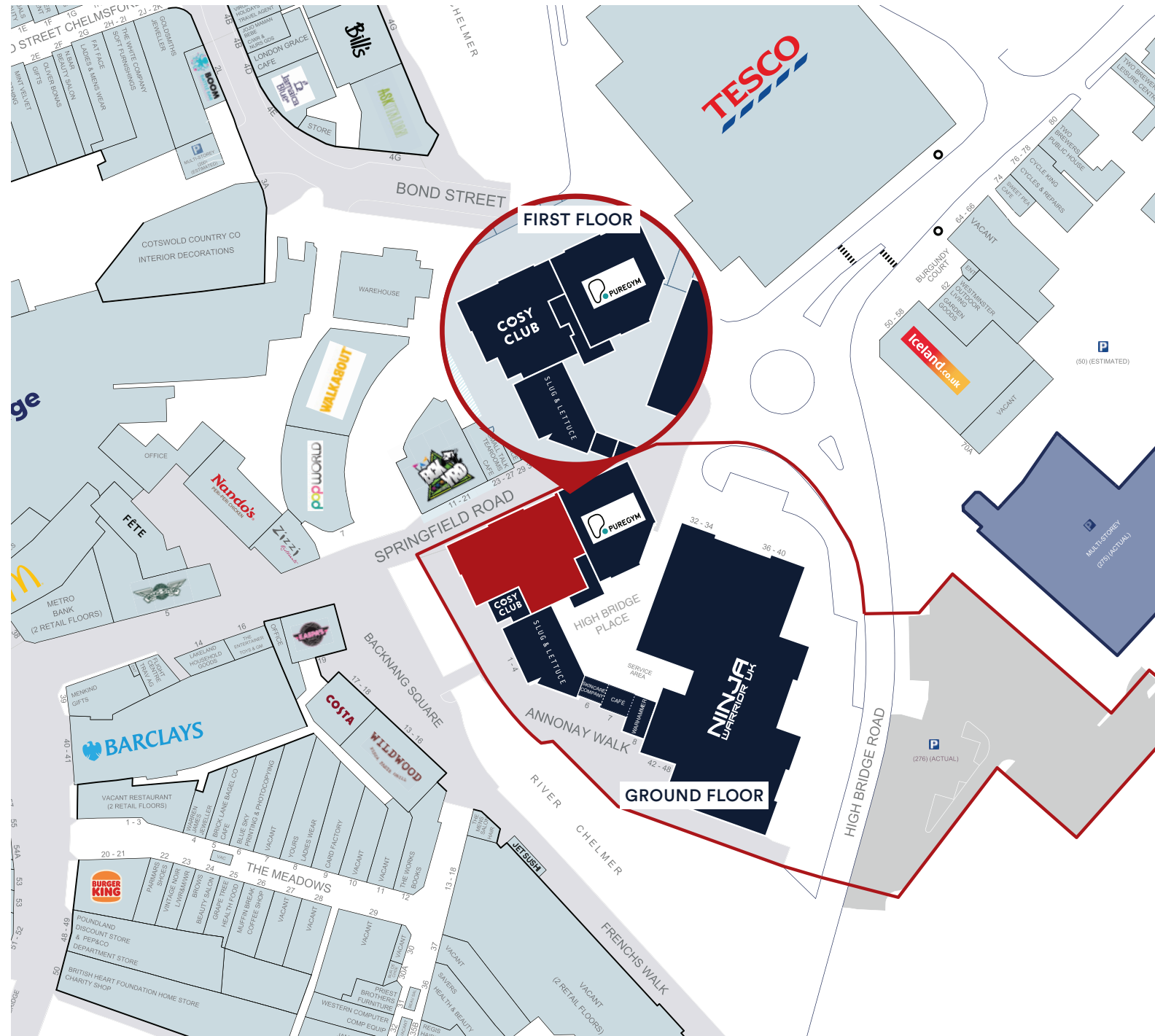
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AREAS (approx. NIA)	Sq.ft	Sq.m
Ground Floor	8,586	797.67
TOTAL	8,586	797.67

RENT
POA.

BUSINESS RATES

Rateable Value is £142,000.

SERVICE CHARGE & INSURANCE

A service charge will be levied for the maintenance of common areas (Approximately £9,500 +VAT p.a.).

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

C. Further information available upon request.

PLANNING

A3/A5 use, subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

DESCRIPTION

The unit offers an attractive retailing and leisure destination overlooking the River Chelmer and the restaurants and cafés of Backnang Square. The Meadows Retail Park forms part of the city centre retail and leisure provision and is situated adjacent to The Meadows Shopping Centre.

Occupiers in the vicinity include Cosy Club, Snug & Lettuce, Ninja Warrior, Pure Gym, Nando's, Zizi, Wingstop and Walkabout.



LOCATION

The Meadows Retail Park forms part of the prime leisure and F&B offering in Chelmsford city centre, providing 62,000 sq.ft. of accommodation together with 273 car parking spaces.

VIEWING

Strictly via prior appointment with the appointed agent:

green&partners
greenandpartners.co.uk

Matt Beardall

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0207 659 4848

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