

TO LET

B8 Industrial Warehouse

8,400sq ft (780sq m) GIA approx

19d ROBJOHNS ROAD
Widford Industrial Estate, Chelmsford, CM1 3AG



*Concrete surface,
secure yard

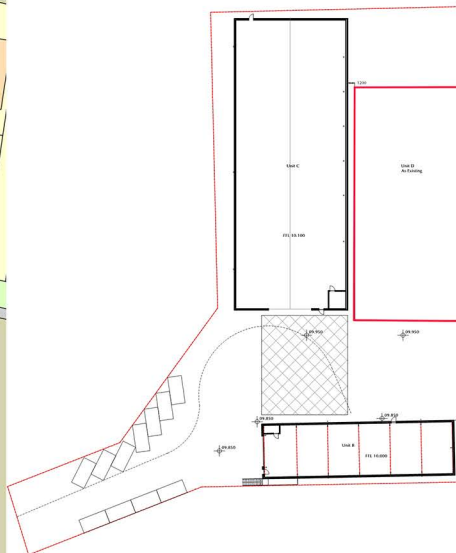
*Workshops and offices

*Located within an
established industrial
estate

*3m eaves

*New lease terms,
available Q3, 2024

*1.2 miles to A12, J15



VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

RV: £62,500

EPC

An EPC has been commissioned

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

James Dewar

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LOCATION

Widford Industrial Estate is located to the south west of Chelmsford city centre, and approximately 1.2 miles to the south of the A12, J15 accessed via the A414. The building is situated to the northern end of Robjohns Road, opposite Hanbury Road.

DESCRIPTION

The property comprises a single storey warehouse unit on a concrete surfaced yard, secure to all boundaries. Two roller shutter doors allowing access to the main warehouse and rear yard. W/C facilities located to the left of the property and partitioned office space to the right. We are advised that the premises has 3 - phase power, mains water and drains.

ACCOMMODATION

Warehouse 8,400 sq ft
(780 sq m)

TENURE

The property will be available from Q3, 2024 on a new full repairing and insuring lease for a term to be agreed.

RENT

£100,000 per annum exclusive.



rightmove

zoopla



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