

TO LET

B8 Industrial Warehouse

3,400sq ft (316sq m) GIA approx with 614sq ft (57 sq m) first floor office

19b ROBJOHNS ROAD

Widford Industrial Estate, Chelmsford, CM1 3AG



*Concrete surface, secure yard

*Workshops and offices

*Located within an established Industrial Estate

*8m eaves

*New lease terms, available now

*1.2 miles to A12, J15

ROBERT
DEWAR
ASSOCIATES

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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 and backing on to Westway.

DESCRIPTION

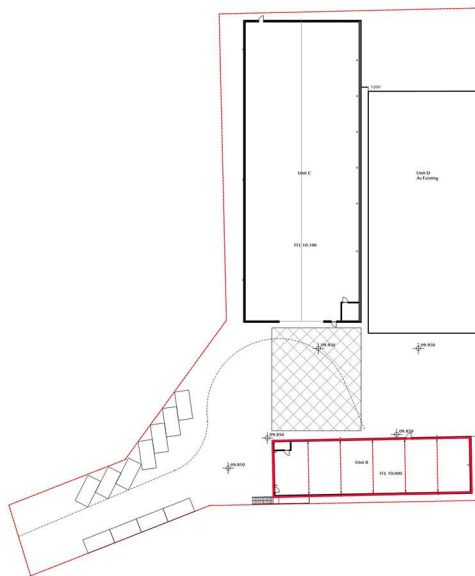
The property comprises a single storey B8 industrial warehouse unit offering approx 3,400sq ft (316sq m). The unit is sited on a concrete surfaced yard, secure to all boundaries. There is a single full height roller shutter door allowing access to the main warehouse with WC facilities located to the left of the ground floor. Independently accessed mezzanine offices with kitchen and WC facilities. We are advised that the premises has 3 phase power, mains water and drains.

The warehouse is 33.4m long by 9.5m wide
Offices, kitchen and WC's facilities occupy an area 6m x 9.5m

WC located on ground floor

Access to the offices via external staircase

DISCLAIMER: No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.



ACCOMMODATION

Warehouse	3,400 sq ft	(316sq m)
Mezzanine	613 sq ft	(57 sq m)
Total	4,013 sq ft	(373 sq m)

TENURE

The property will be available now on a new full repairing and insuring lease for a term to be agreed.

RENT

£54,000 per annum exclusive.

VAT

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

RATEABLE VALUE:

£32,750

BUSINESS RATES

Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of the rates payable.

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:

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