

TO LET

Office Premises

Various Sized Suites Available

100 - 4,000 sq. ft. (9 - 372 m²)

WIDFORD BUSINESS CENTRE

33 Robjohns Road, Chelmsford, Essex, CM1 3AG

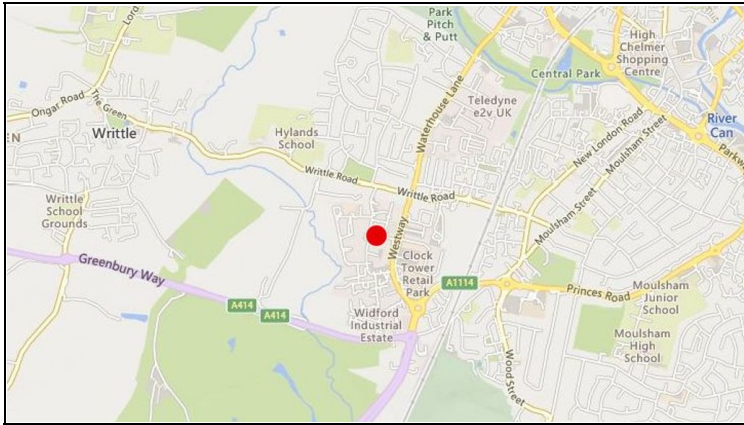


- Located within the popular Widford Estate
- On site allocated car parking

- Various office suites available
- Excellent access to A414, A12 and A130

KEMSLEY LLP
PROPERTY CONSULTANTS

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LOCATION

Forming part of the Widford Estate, and within close proximity to Clock Tower Retail Park where occupiers include M & S Foods, Costa Coffee, Dunelm and Aldi, as well as McDonalds located directly opposite at the entrance to the Widford Estate.

The building's location offers excellent access to the A414, A12 and A130.

Chelmsford Railway Station is approximately 1.5 miles to the north, offering services to London Liverpool Street (approximately 35 minutes).

DESCRIPTION

Widford Business Centre occupies a prominent position occupying Robjohns Road and forming part of the recognised Widford Estate.

Comprising a two storey detached building, arranged as a number of individual office suites of varying sizes all recently refurbished.

Each individual suite benefits from allocated car parking on site and there is additional on street car parking available on the surrounding roads.

ACCOMMODATION

Total **100 - 4,000 sq. ft. (9 - 372 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

New leases available directly from the landlord on terms to be agreed.

RENT

On application.

VAT

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

BUSINESS RATES

Interested parties are advised to make their own enquiries of the Chelmsford City Council for verification of the rates payable. Each individual suite is separately assessed for Business Rates and in some instances, tenants may be eligible for nil business rates.

SERVICE CHARGE

There is a service charge covering all running costs of the building to include heating, electricity in the office suites as well as the common areas, together with buildings insurance and maintenance. Further details upon application.

EPC

The building has a rating of D -84.

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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