TO LET

Industrial/Warehouse/Trade Unit

1,301 sq. ft. (121 m²)

UNIT 4, 23 RODNEY WAY

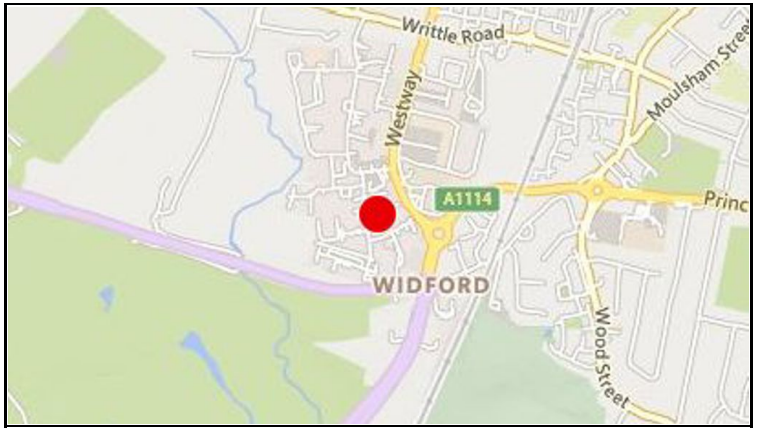
Chelmsford, Essex, CM1 3BY



- **Refurbished September 2026**
- **Three phase power**
- **Max. eaves height 7.8m / 26 ft.**
- **Full height shutter door**
- **Trade occupiers within terrace**
- **Close to A414 / A12 junction**

KEMSLEY LLP
PROPERTY CONSULTANTS
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Kemsley LLP 113 New London Road, Chelmsford, Essex, CM2 0QT







LOCATION
Rodney Way is located within the established Chelmsford Industrial Park which forms part of the Widford Industrial Estate situated to the south west of Chelmsford city centre. Via the A414/Three Mile to the south, there is vehicular access to the A12/A130 & M25. Chelmsford mainline railway station is approximately two miles to the north via Westway/Waterhouse Lane.

DESCRIPTION
Rodney Way comprises a terrace of single storey industrial/warehouse units, each of steel portal frame construction. Unit 4 which was refurbished in September 2026 is arranged to provide clear warehouse/workshop area and is accessed via a full height electric shutter door and personnel door to the front elevation. To the front of the terrace there is a concrete forecourt loading and car parking area. The property benefits from 3-phase power, LED lighting, gas supply, W/C & kitchenette.

ACCOMMODATION

Total	**1,301 sq. ft. (121 m²)**

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

TENURE
The property is immediately available upon new fully repairing and insuring terms.

RENT
£22,500 per annum exclusive.

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 Chelmsford City Council for verification of the rates payable.

SERVICE CHARGE
A service charge is applicable. Further details on application.

EPC
The property has an EPC rating of C - 62.

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

ADMINISTRATIVE FEE
Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT
Strictly by appointment via sole agents:

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