

GRADE A INDUSTRIAL/LOGISTICS UNIT TO LET

UNIT 1 CLOCK TOWER INDUSTRIAL
PARK, CHELMSFORD, CM1 3FJ



39,894 sq ft Logistics/Industrial Unit Available for Occupation Q2 2025

KEY HIGHLIGHTS

- 8.5m eaves height
- Suitable for B1, B2, B8 use
- No hours of use restrictions
- 40m secure yard
- 42 car parking spaces
- Fully fitted first floor offices
- 4 level access loading doors
- EPC: A

BUILDING ACOMMODATION

GIA	Sq Ft	Sq M
Warehouse	36,131	3,357
First Floor Office	3,763	350
Total	39,894	3,706

For more information or to arrange a viewing please contact:

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SPECIFICATION

High specification, modern industrial unit, which has been fully refurbished and benefits from fully fitted first floor offices, 4 electric level access loading door, 8.5m eaves and 42 allocated car parking spaces.

LOCATION

Clock Tower Industrial Park is situated on Westway (A1016) and strategically located within the established commercial area, close to Chelmsford city centre.

Westway offers immediate access on to the A414 providing a direct link westwards to M11 (J7), and A12 to the south connecting to M25 (J28). London Liverpool Street station can be reached in 35 minutes from Chelmsford station (1.5 miles away), whilst regular bus routes service the local area

Location	Distance	Drive Time
A414	0.6 miles	3 mins
Chelmsford Town Centre	2.0 miles	8 mins
M25 (J28)	12 miles	15 mins
M11 (J7)	15 miles	24 mins

RATEABLE VALUE

Further information available on application.

TERMS

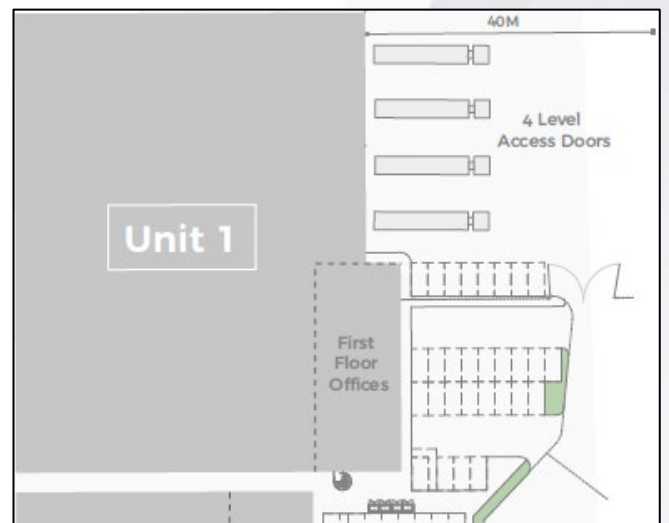
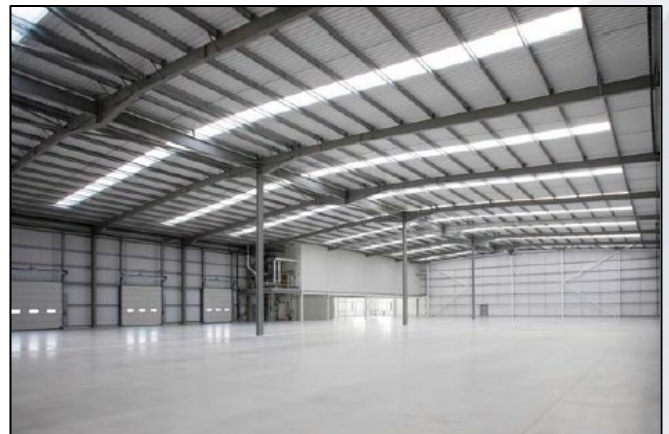
New Fully Repairing and Insuring lease on terms to be agreed.

RENT

On application.

EPC

The property has an EPC rating of A.



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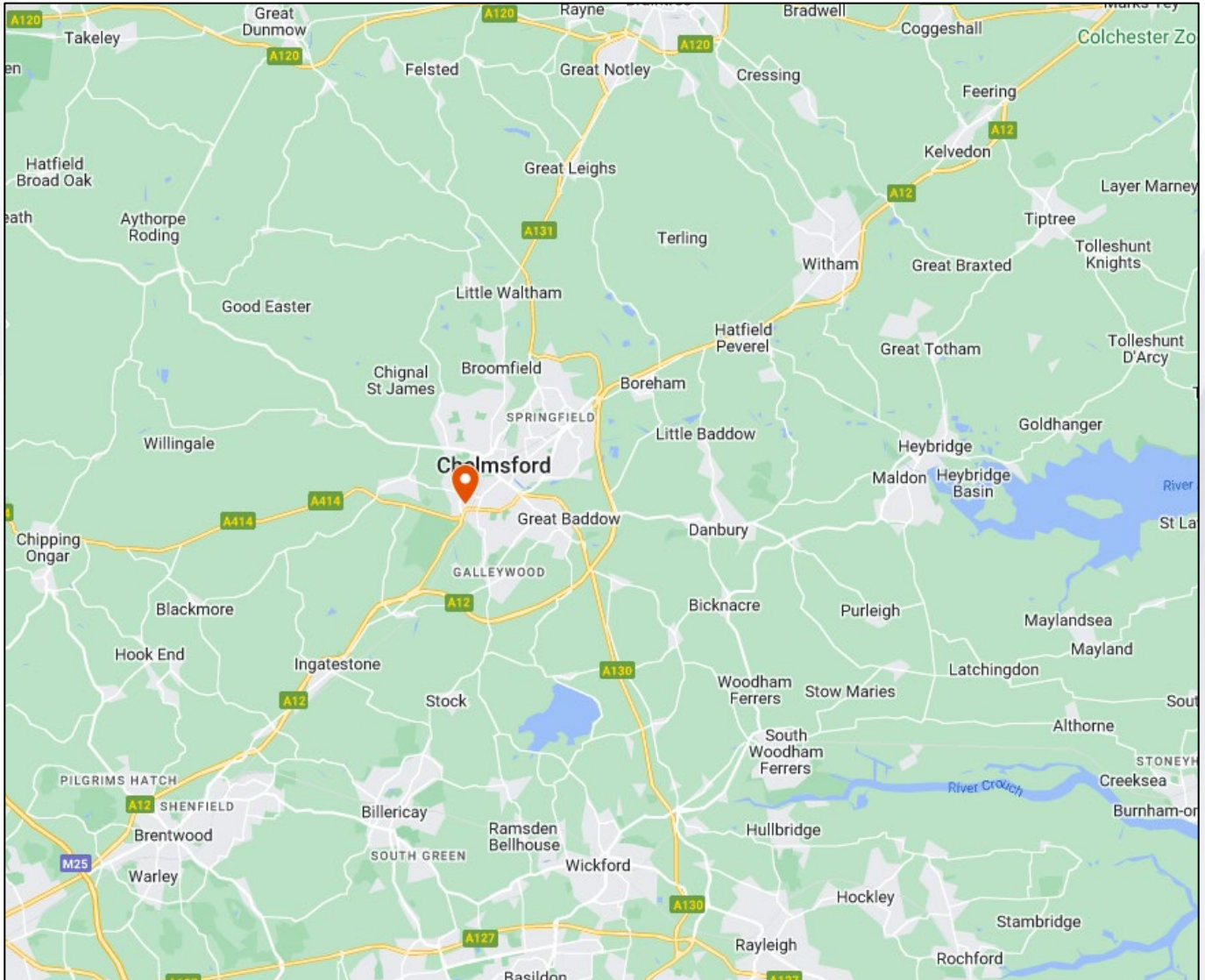
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The Misrepresentation Act 1967.

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February 2025

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