

TO LET

Business / Light Industrial Unit

2,030 sq. ft. (189 m²)

UNIT C, CHELFORD COURT

Robjohns Road, Chelmsford, Essex, CM1 3AG

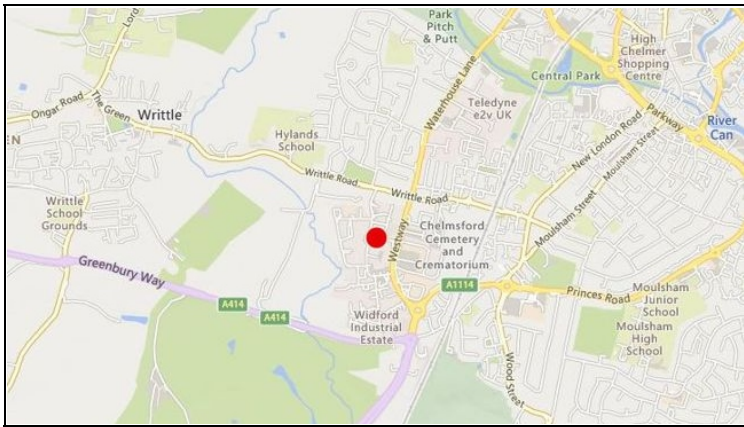


- Immediately available upon new lease terms
- Shutter door access
- Ground floor warehouse/workshop
- First floor offices
- On site parking (six spaces)
- Established estate, close to A414/A12

KEMSLEY LLP
PROPERTY CONSULTANTS

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www.kemsley.com



LOCATION

Chelford Court is located on Robjohns Road situated within the Widford Industrial Estate, approximately two miles to the south of Chelmsford city centre and less than three miles to the A12 junction with Three Mile Hill/A414 London Road. Widford Industrial Estate is an established commercial centre within Chelmsford.

DESCRIPTION

Unit C, Chelford Court comprises an end-terrace, two storey light industrial/business unit, arranged to provide workshop/warehouse at ground floor with first floor office space. The unit benefits from a shutter access door, personnel door, three phase power, all mains services, kitchenette, WC and six parking spaces.

ACCOMMODATION

Total **2,030 sq. ft. (189 m²)**

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

TENURE

The property is immediately available upon new lease terms for a period to be agreed, to be contracted outside the Provisions of Tenure of Security of the 1954 Landlord & Tenant Act, Part II.

RENT

£29,500 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 the 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 D - 96.

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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