

TO LET

£14,700 PER ANNUM

elwell taylor



SUITES 5C THE HAMILTON CENTRE,
RODNEY WAY
CHELMSFORD
CM1 3BY

FOUR SELF-CONTAINED OFFICE
SUITES TO LET

- 980 SQ FT (91 SQ M)
- EXCEPTIONAL PARKING
- BRAND NEW HEATING & COMFORT COOLING SYSTEM
- NEW SUSPENDED CEILINGS WITH LED LIGHTING
- ELECTRONIC DOOR FOB ENTRY SYSTEM

LOCATION

The Hamilton Centre is located in Rodney Way, part of the popular Widford business estate.

The building is a 5 minute drive from Chelmsford City Centre and mainline railway station, providing direct access to London Liverpool Street within 35 minutes.

The property's location offers immediate access to the A414, providing a link to the A12 and M25 beyond.

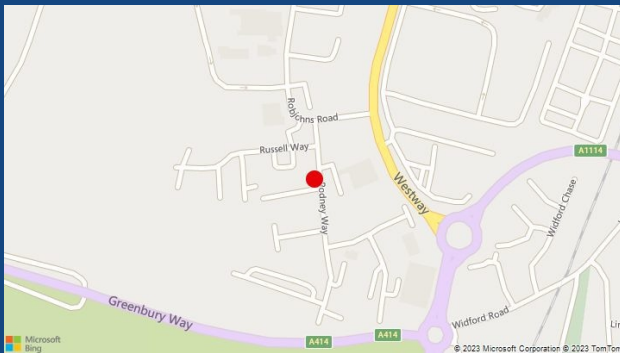
The Clock Tower Retail Park is a short walk away, with occupiers including M&S Foodhall, Aldi and Costa Coffee.

DESCRIPTION

The Hamilton Centre comprises a 3-storey detached office building with exceptional parking.

The 2nd floor has been newly refurbished to provide 4 self-contained high specification office suites with shared kitchen and WC facilities.

The office benefits from new heating & comfort cooling air-conditioning, has been redecorated to a high standard, with carpets throughout, suspended ceilings, LED lighting, security entry phone and fibre internet line.



ACCOMMODATION

Office 5c: 980 sq ft (91 sq m)

CAR PARKING

7 spaces

TERMS

Offices are available on the basis of a new full repairing and insuring lease by way of a service charge.

Full details of the service charge upon request.

RENT

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VAT

VAT is payable on the rent.

BUSINESS RATES

Office Rateable Value: £14,250

Car Park Spaces Rateable Value: £1,050

2023/24 Rate in £: 49.9p - Total Rates Payable - £7,634.70.

Small Business Rate Relief may apply and would result in approx. 30% discount, speak to Chelmsford City Council for more information.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

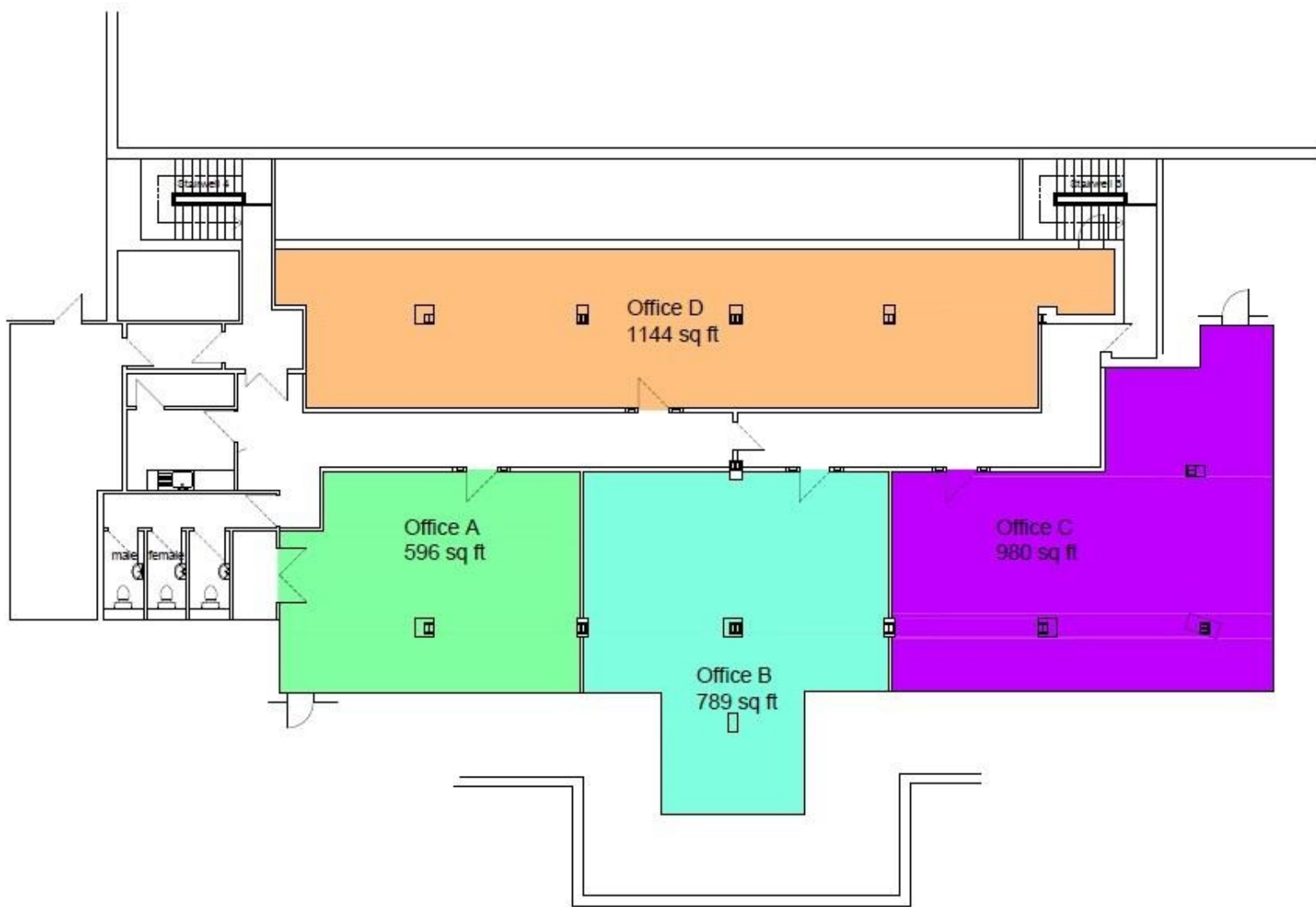
EPC

Office 5c: Category B: 47

VIEWINGS

Strictly via prior appointment with sole agents Elwell Taylor (01245 266088)





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