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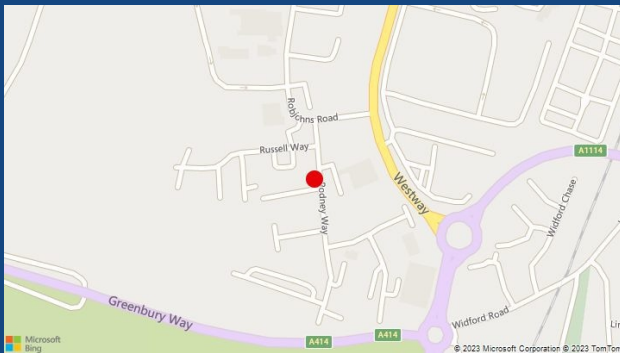
The Clock Tower Retail Park is a short walk away, with occupiers including M&S Foodhall, Aldi and Costa Coffee.

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

£14,700 Per Annum

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

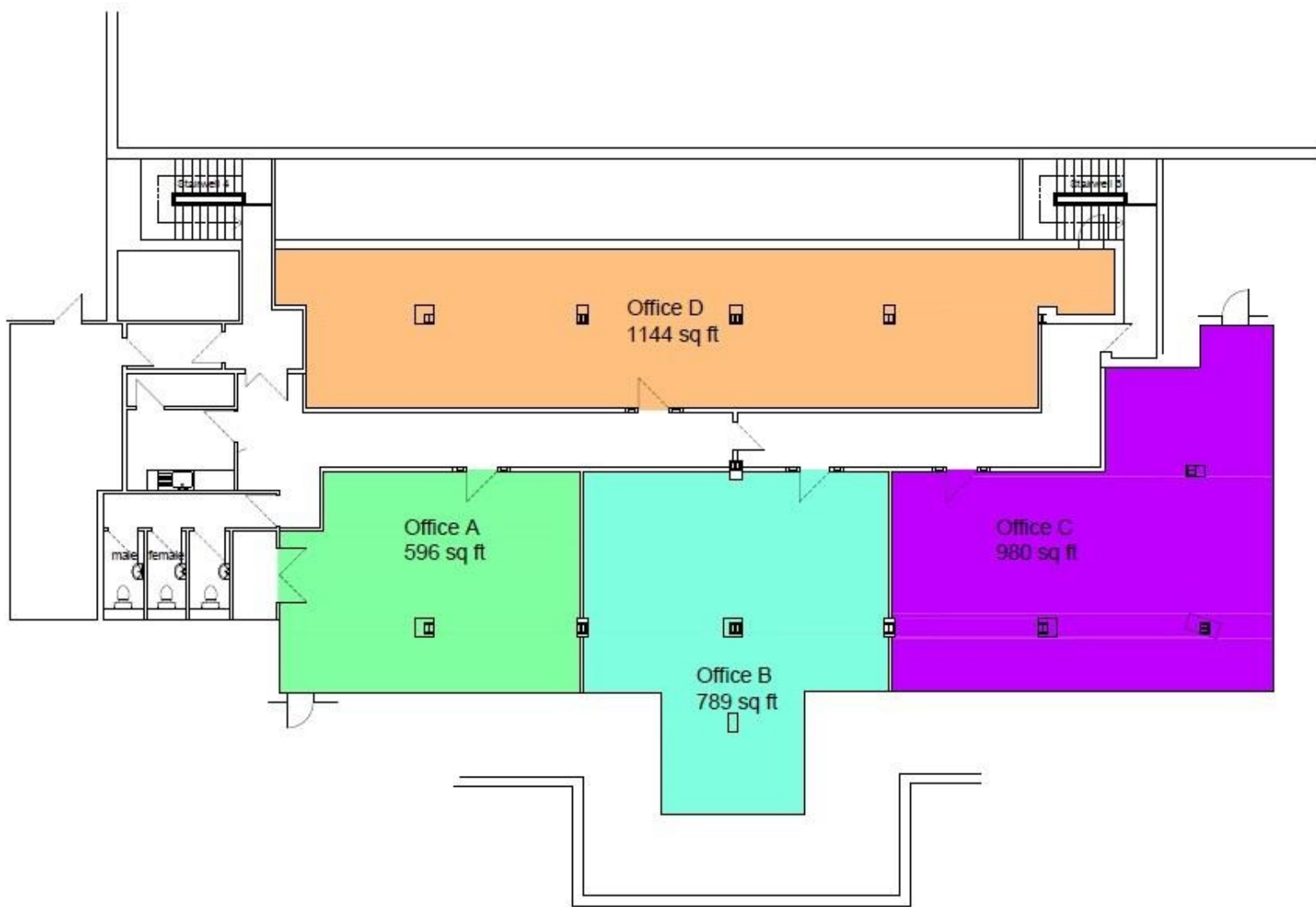Each party to be responsible for their own legal costs incurred.

EPC

Office 5c: Category B: 47

VIEWINGS

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

RICS®

Office D
1144 sq ft

Office A
596 sq ft

Office B
789 sq ft

Office C
980 sq ft

male female

RICS®