

TO LET

£50,000 PER ANNUM

elwell taylor



SUITE 3 THE HAMILTON CENTRE,
RODNEY WAY
CHELMSFORD
CM1 3BY

MODERN OFFICES WITH
EXCEPTIONAL PARKING

- 2,648 SQ FT (246 SQ M)
- FIRST FLOOR OFFICES
- HEATING & COMFORT COOLING AIR-CONDITIONING
- LED LIGHTING
- 14 ALLOCATED PARKING SPACES

LOCATION

The Hamilton Centre is located in Rodney Way, part of the popular Widford Industrial Estate.

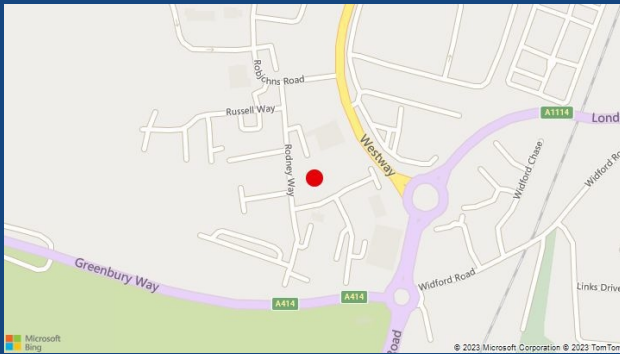
The building is a 5 minute drive from Chelmsford City Centre and mainline railway station, providing direct access to London Liverpool Street within 35 minutes. The property's location offers immediate access on to the A414 providing a link to the A12 and M25 beyond. Costa Coffee and M&S Food Hall are a couple of minutes walk away at The Clocktower development on Westway..

DESCRIPTION

Suite 3 at The Hamilton Centre comprises of a modern first floor office with 14 allocated parking spaces.

Suite 3 is mainly open plan and benefits from a good specification including carpets throughout, heating & comfort cooling air-conditioning, suspended ceilings with inset flat panel LED lighting and an intruder alarm. A private kitchenette is included, and there are shared male & female WCs.

The Hamilton Centre has undergone extensive refurbishment in recent years benefitting from electronic fob door entry system, secure parking barriers and fibre internet is connected to the building.



ACCOMMODATION

Net Internal Area
2,648 sq ft (246 sq m)
14 allocated parking spaces

CAR PARKING

14 spaces

TERMS

Suite 3 is available on the basis of a new full repairing & insuring lease by way of a service charge, for a term to be agreed.

Full details of the service charge upon request.

RENT

£50,000 Per Annum

VAT

We understand the property is elected for VAT, and therefore VAT will be payable on the rent.

BUSINESS RATES

Rateable Value: £50,500
2023/24 multiplier: 49.9p
Therefore current rates payable is £25,199.50 per annum

LEGAL COSTS

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

EPC

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VIEWINGS

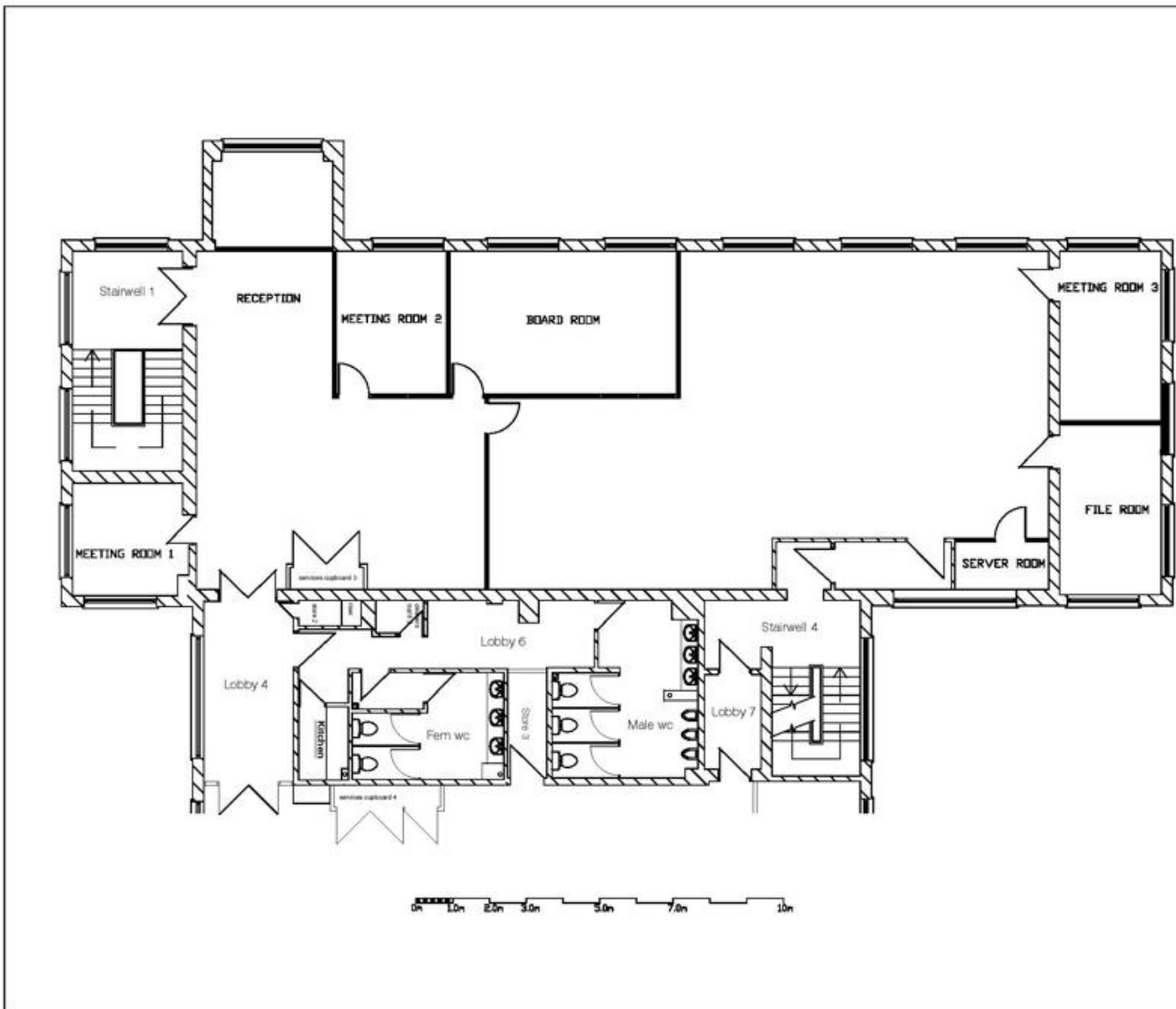
Strictly by prior appointment with sole agents Elwell Taylor (01245 266088)





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 Original measured survey by

Rev	Date	Description	Dim



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Client
 Silvermist Properties (Chelmsford) Ltd

Project Name
 Suite 3
 First Floor
 Hamilton Centre

Drawing Title
 First Floor Plan

Scale 1:100	Sheet Size A3
Date 4/12/2023	Dim by NT
Drawing No. SK01	Rev

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