

TO LET

£67,000 PER ANNUM

elwell taylor



GROUND FLOOR 1 RUSSELL WAY
CHELMSFORD
CM1 3AA

GROUND FLOOR OFFICE WITH
EXCELLENT PARKING

- 3,733 SQ FT (SQ M)
- MODERN SPECIFICATION
- AIR CONDITIONING
- EASY ACCESS TO A12
- GOOD RANGE OF NEARBY AMENITIES
- POPULAR ESTATE LOCATION

LOCATION

The property is prominently situated on the corner of Russell Way and Rodney Way within 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.

Marks & Spencer Food Hall, Costa Coffee, Aldi and McDonalds are located across the road.

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

DESCRIPTION

The property comprises of a modern, ground floor office with exceptional parking.

The office is mainly open plan with carpets throughout, suspended ceilings with inset lighting and air conditioning.

To the front is a private parking forecourt providing approx. 13 parking spaces.

Available immediately.



ACCOMMODATION

Net Internal Area
3,733 sq ft (347 sq m)

CAR PARKING

13 spaces

TERMS

The property is available to let on the basis of a new full repairing & insuring lease, for a term to be agreed.

RENT

£67,000 Per Annum

VAT

We understand VAT is to be payable on the rent.

BUSINESS RATES

RV: £56,500
2023/24 Rate in the £: 51.2p
Rates Payable: £28,826 per annum

LEGAL COSTS

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

EPC

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VIEWINGS

Viewing strictly by prior appointment with sole agents Elwell Taylor (01245 266088).





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.