

# TO LET

£31,860 PER ANNUM

elwell taylor



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

FOUR SELF-CONTAINED OFFICE  
SUITES TO LET

- 2,124 SQ FT (197 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 offices benefit from new heating & comfort cooling air-conditioning, have 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)

Office 5d: 1,144 sq ft (106 sq m)

Total: 2,124 sq ft (197 sq m)

## CAR PARKING

15 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

£31,860 Per Annum

## VAT

VAT is payable on the rent.

## BUSINESS RATES

Total Rateable Value for both Suites: £33,250

2023/2024 Rate in £: 0.499 - Total Rates Payable - £16,591.75

## LEGAL COSTS

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

## EPC

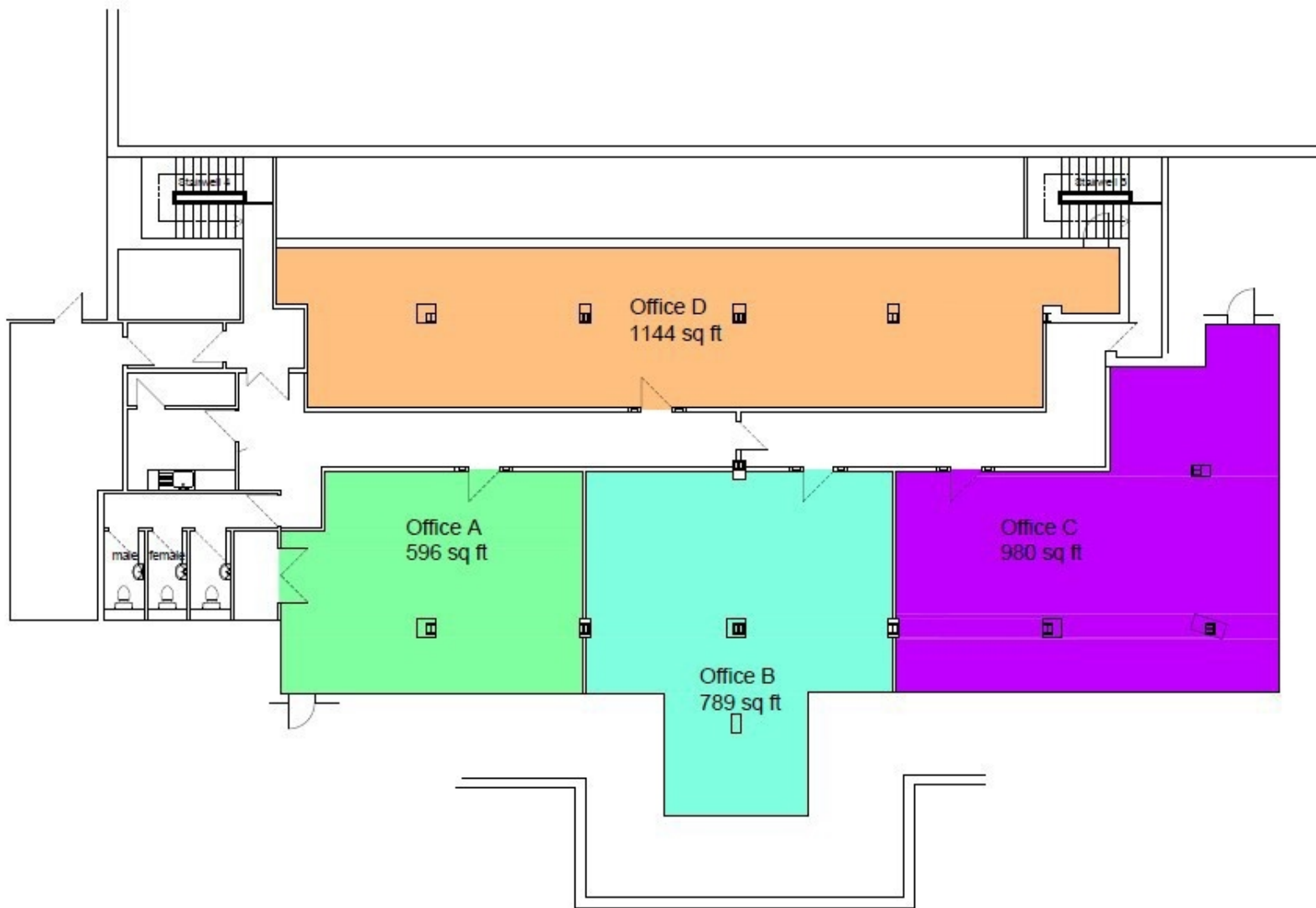
Office 5c: Category B: 47

Office 5d: Category B: 49

## VIEWINGS

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





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