

23 Robjohns Road, Widford Industrial Estate, Chelmsford, Essex, CM1 3AG



## To Let

**Industrial/Warehouse  
with Offices & Parking**

**Suitable for a Variety of  
Uses (STPP)**

**582.86 Sq. M  
(6,274 Sq. Ft.)**

- **Rent on Application**
- **Available Immediately**
- **Signage Available fronting Westway (A1016)**
- **Close Proximity to the A12 & A414**
- **Three Phase Power**
- **Allocated Car Parking**



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# Details

## Location

The property is situated on Robjohns Road within the established Widford Industrial Estate to the south west of Chelmsford City Centre. The estate benefits from convenient access to the A414 and A12 which both provide good access to the M25 and M11.

## Description

The property comprises a semi-detached industrial/warehouse unit of steel portal frame construction with brick/block elevations. At the front of the property is a well presented reception/office area which has a pedestrian door into the warehouse. The warehouse has a minimum eaves height of 2.75m rising to 3.80m under the pitch of the roof and benefits from three phase power and a roller shutter access door (3.60m wide x 3.30m high) to the front elevation. The property had a new roof and cladding January 2022. WC facilities are provided.

Externally the property benefits from allocated car parking to the front of the property. The rear of the property can be seen from Westway (A1016) which has a high volume of passing traffic. The previous tenant had signage visible from Westway and the landlord is willing to allow something similar subject to negotiation.

## Accommodation

Industrial/Warehouse	538.36 Sq. m	5,795 Sq. ft.
Offices	44.50 Sq. m	479 Sq. ft.
<b>Total</b>	<b>582.86 Sq. m</b>	<b>6,274 Sq. ft.</b>

## Business Rates

Rateable Value:	£37,500
Rates Payable (2021/22):	£18,375 Approx.

## Services

We understand the property is connected to mains water, drainage, and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

## Energy Performance Certificate

E - 122

## Terms

The property is available on a new lease for a term to be agreed.

## Quoting Rent

Rent on Application.

## VAT

We understand VAT will be applicable.

## Legal Costs

Each party to bear their own legal costs incurred in this transaction.

## Viewing

Strictly by prior appointment with the joint agents:

## Fenn Wright

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GROUND FLOOR





