

32/40 Bancrofts Road, South Woodham Ferrers, Chelmsford CM3 5UQ



**To Let**  
**End Of Terrace**  
**Office Building with Car**  
**Parking**

**1,249 Sq. Ft.**  
**(116.1 Sq. M.)**

- **Quoting Rent: £13,000 Per Annum Exclusive \*NOT ELECTED TO VAT\***
- Available Immediately
- WC & Kitchenette Facilities
- 6 Allocated Car Parking Spaces
- Established Industrial Estate
- Close Proximity to South Woodham Ferrers Town Centre and Station



- **Most Active Agent Essex 2019, 2020, 2021 & 2022**
- **Most Active Agent Suffolk 2020 & 2022**
- **Dealmaker of the Year Essex 2019 & 2020**
- **Dealmaker of the Year Suffolk 2020**
- **Dealmaker of the Year South East 2021 & 2022**



**RICS**

the mark of  
property  
professionalism  
worldwide

# Details

## Location

South Woodham Ferrers is located 8 miles to the south east of Chelmsford and 40 miles to the north east of London. Proximity to the A132, A130 and A127 allows excellent road communications directly linking to Junction 29 of the M25 Motorway. The property is situated on the Eastern Industrial Estate, located to the north eastern periphery of South Woodham Ferrers and is within walking distance of the town centre and railway station. South Woodham Ferrers railway provides direct services at peak times to London Liverpool Street and Southend, with journey times from approximately 50 minutes and 40 minutes respectively.

## Description

The property forms an end of terrace office building which is split over ground, first and second floor. The offices are carpeted throughout and are available for immediate occupation. There are WC facilities on the ground floor and WC and kitchen facilities on the first floor. The second floor provides a small storage area.

Externally there are 6 allocated car parking spaces.

## Accommodation

The property has been measured on a Net Internal Area basis to provide the following approximate areas:

### Ground Floor:

Reception	130 sq. ft.	(12.09 sq. m.)
Offices/Storage	439 sq. ft.	(40.80 sq. m.)

### First Floor:

Offices	632 sq. ft.	(58.71 sq. m.)
---------	-------------	----------------

### Second Floor:

Storage	48 sq. ft.	(4.50 sq. m.)
---------	------------	---------------

<b>Total</b>	<b>1,249 sq. ft.</b>	<b>(116.10 sq. m.)</b>
--------------	----------------------	------------------------

## Business Rates

The property is entered into the valuation office agency rating list as follows

2023 Rateable Value: £15,500

Approximate Rates Payable (2023/24): £7,735 Pa

## Services

We understand the property has mains water, gas 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

D - 94

## Service Charge

The property is to contribute towards the schemes service charge provision. Further info available upon request.

## Terms

The property is available to let on a new effective full repairing and insuring lease by way of a service charge for a term to be agreed at a commencing rent of £13,000 per annum exclusive.

## VAT

We understand that the property is elected to VAT.

## Legal Costs

Each party to bear their own legal costs.

## Viewing

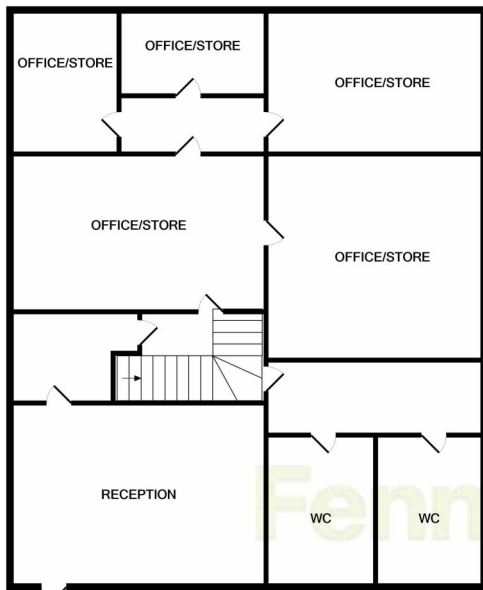
Strictly by prior appointment with the sole agent:

**01245 261226**

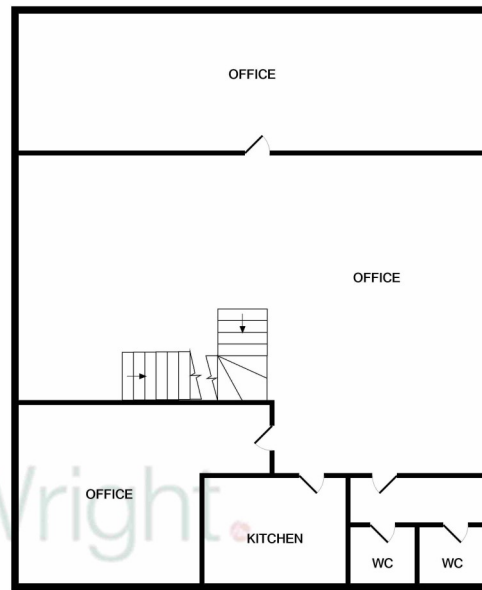
**fennwright.co.uk**

John Logan - [jdl@fennwright.co.uk](mailto:jdl@fennwright.co.uk)

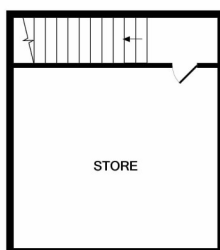
James Wright - [jw@fennwright.co.uk](mailto:jw@fennwright.co.uk)



GROUND FLOOR

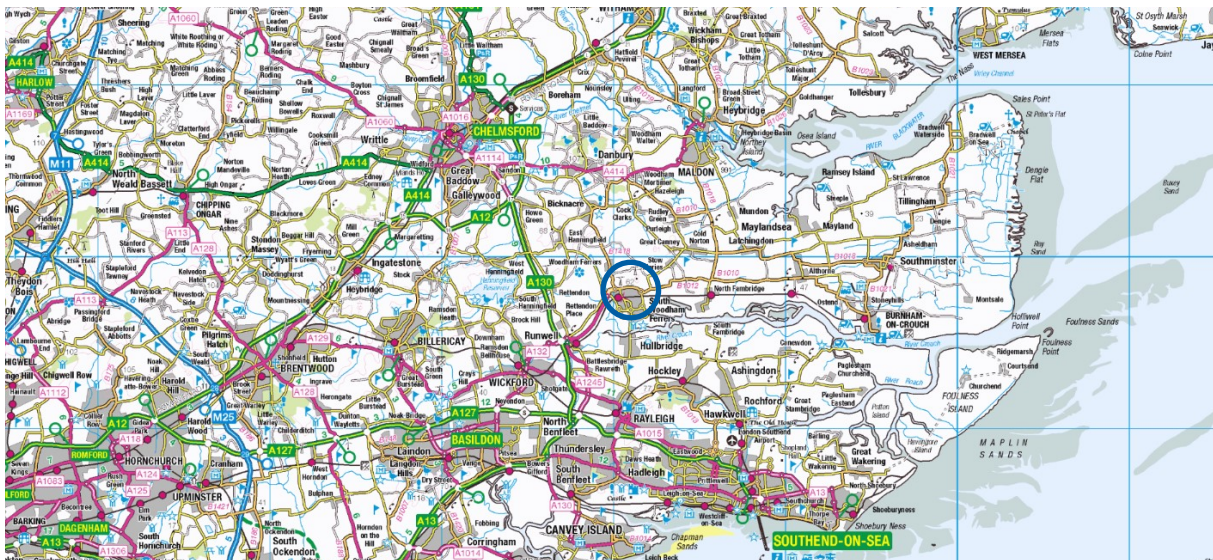
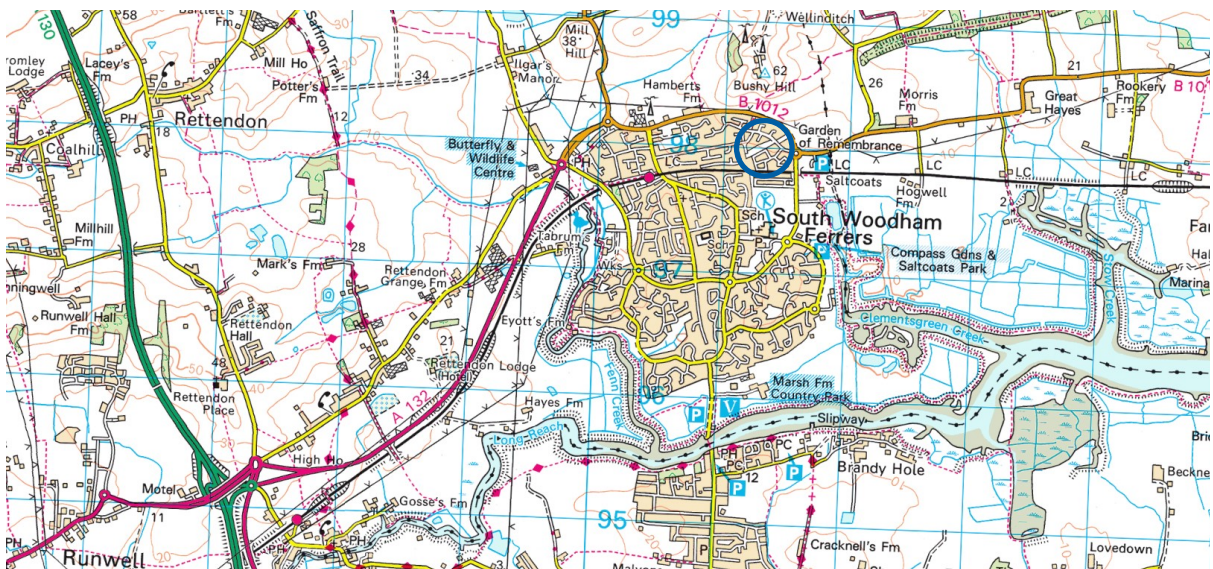


1ST FLOOR



2ND FLOOR

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.  
Made with Metropix 6/2020



For further information

**01245 261226**

**fennwright.co.uk**

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

