



To Let

Industrial/Warehouse with Offices and Parking

**3 Redhill's Road Industrial Estate, South
Woodham Ferrers, Essex, CM3 5UL**

RENT

£38,000

Per Annum Exclusive

AVAILABLE AREA

3,169 sq ft

[294.40 sq m]

IN BRIEF

- » Established Industrial Estate
- » Three Phase Power and Gas Supply
- » Nearby Occupiers Include Screwfix

LOCATION

South Woodham Ferrers is prominently located 8 miles south east of Chelmsford and 40 miles from north east London. Proximity to the A132, A130 and A127 allows excellent road communications directly linking to Junction 29 of the M25 Motorway.

South Woodham Ferrers railway provides direct services at peak times to London Liverpool Street and Southend, with journey times of 46 minutes and 35 minutes respectively.

Redhill's Industrial Estate is located to the north eastern periphery of South Woodham Ferrers and is within walking distance to the town centre and railway station.

DESCRIPTION

The property comprises an end of terrace industrial/warehouse unit of steel portal frame construction with brick/block elevations beneath an insulated pitched roof. The ground floor comprises a full height warehouse which can be accessed via a roller shutter (3.00m wide x 3.40m high), storage area, reception, kitchen and WC facilities. The first floor provides good quality air conditioned office accommodation together with a separate office/meeting room and additional WC. Please refer to the floor plan for further information. Externally allocated car parking is provided for approximately 8 - 10 vehicles.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Ground Floor 2,270 sq ft [210.97 sq m]
- » First Floor 899 sq ft [83.50 sq m]
- » **Total: 3,169 sq ft [294.40 sq m]**



SERVICES

We understand the property is connected to mains water, drainage, 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. We understand our client who occupies the ground floor has a leased line on site. Our client is willing to allow tenants access to this line subject to separate negotiation.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the unit falls within Band E (112) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £16,500. Therefore estimated annual rates payable of approximately £8,233.50 (2024/25). Interested parties are advised to make their own enquiries.

SERVICE CHARGE

We understand from our client there is a service charge for the upkeep of the common estate. We understand the annual service charge is in the region of £2,250 per annum. Further information is available upon application.

BUILDINGS INSURANCE

The landlord insures the building and recharges the premium to the tenant. The buildings insurance for this financial year is £856.14 per annum.

ADMINISTRATION FEE

Upon agreeing terms there is an upfront non refundable administration fee of £750 + VAT which is payable directly to the landlord. Further details are available upon request.

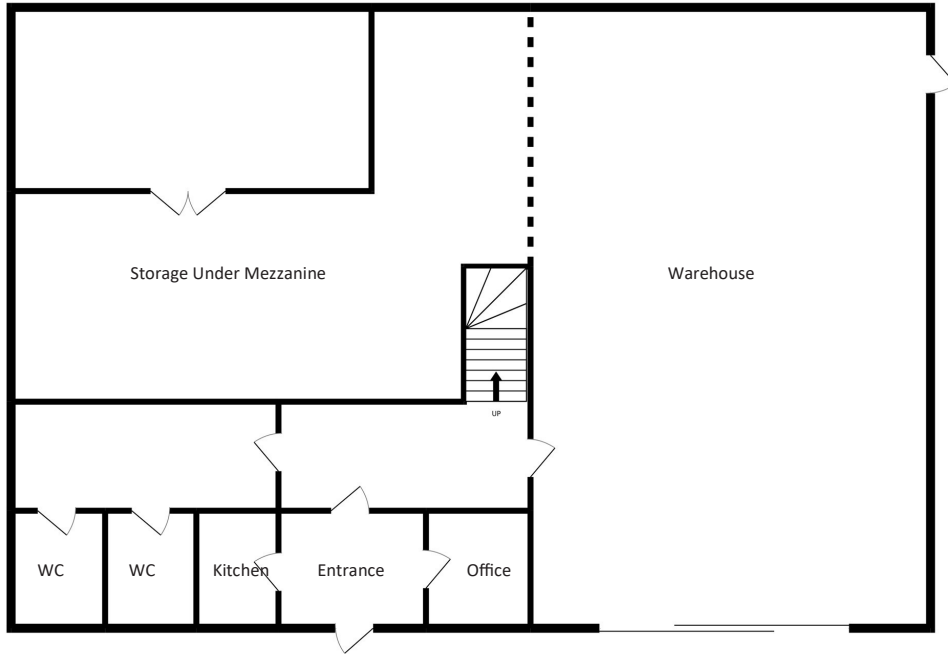
TERMS

The property is available on a new Lease on terms to be agreed at a commencing rent of £38,000 per annum exclusive.

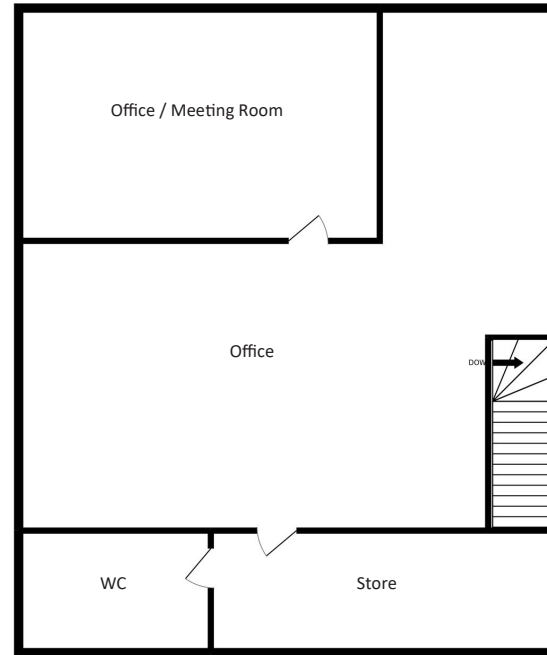


Indicative Plan Only - Not to Scale

Ground Floor



First Floor



VAT

We understand VAT is applicable.

LEGAL COSTS

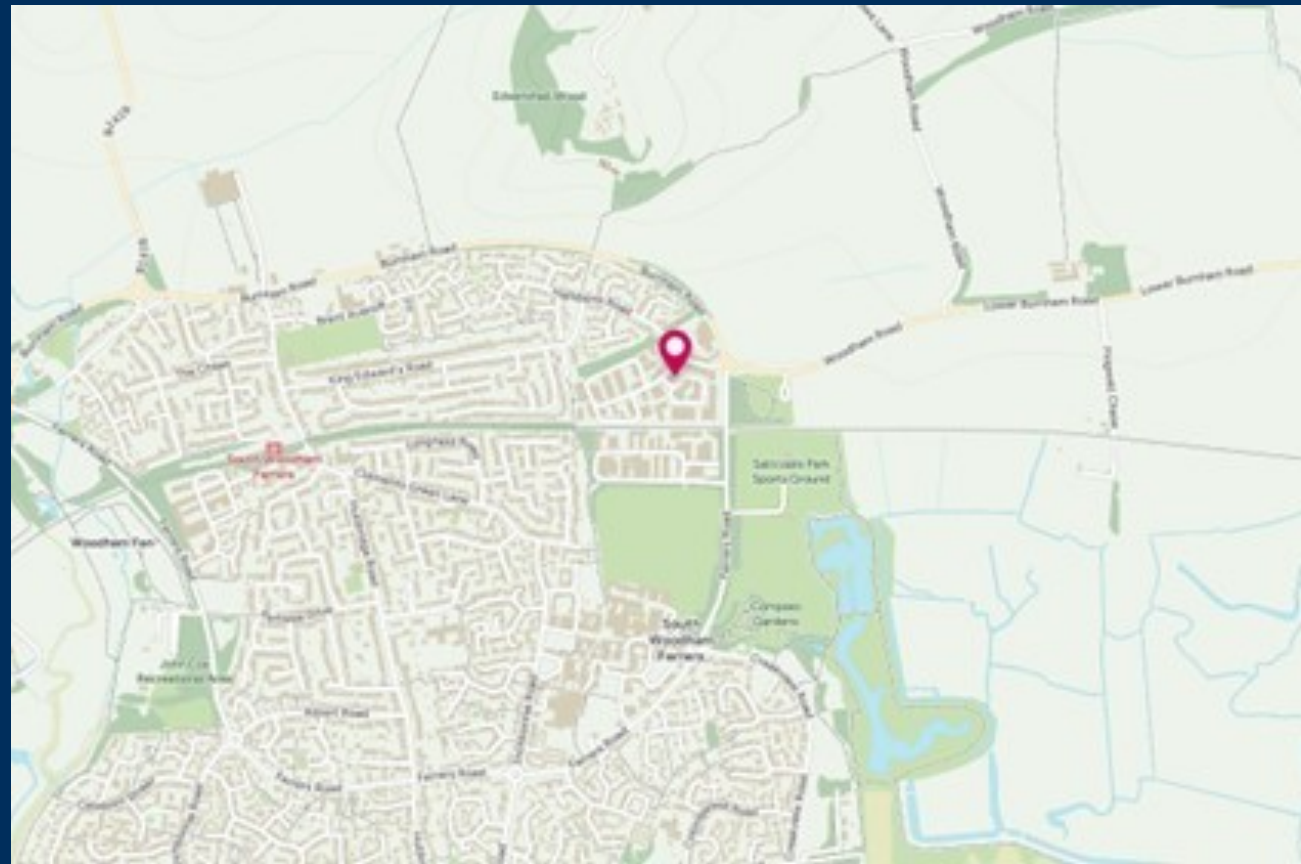
Each party to bear their own legal costs incurred in this transaction.

VIEWINGS STRICTLY BY APPOINTMENT VIA SOLE LETTING AGENTS:

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Chelmsford
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Particulars created August2024

