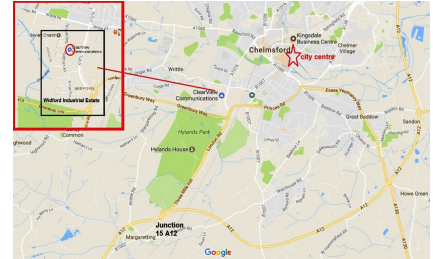
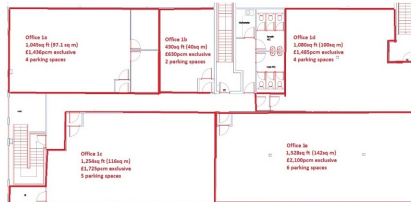


## First floor refurbished air conditioned offices with parking on popular estate with easy access to A12

### To Let



Widford Business Centre - 1st floor  
33a Robjohns Road  
Chelmsford CM1 3AG

#### DESCRIPTION:

The **Widford Business Centre** is located at 33 Robjohns Road which is on the popular Widford Estate. The two storey building is currently being refurbished to offer flexible office suites with shared use of kitchen and male and female WCs. There is a DDA compliant WC off the entrance. All offices will have suspended ceilings, recessed lighting, air conditioning and be fully carpeted. The landlord can provide access to high specification telecoms and internet services. There are 5 offices available: **Office 1a is approx 1,045sq ft (97sq m)**, **Office 1b is approx 400sq ft (40sq m)**, **Office 1c is approx 1,254sq ft (116sq m)**, **Office 1d is 1,080sq ft (100sq m)** and **Office 1e which is approx 1,528sq ft (142sq m)** however the areas could be varied to accommodate individual requirements. Each suite will be separately assessed for business rates. An EPC is to be commissioned. There is a service charge covering all running costs of the building. Available from April 2018.

**RENT:** £1,436 pcm Office 1a, £630pcm, Office 1b £630pcm, Office 1c £1,725pcm, Office 1d - £1,485pcm & Office 1e £2,100pcm (exclusive of service charge and VAT where applicable)

**RATEABLE VALUE:** Each suite to be individually assessed

**APPROXIMATE SIZE:** 1045 sq ft (97.12 sq m) Office 1a - GIA. 430 sq ft (39.96 sq m) Office 1b. 1254 sq ft (116.55 sq m) Office 1c. 1080 sq ft (100.38 sq m) Office 1d. 1528 sq ft (142.01 sq m) Office 1e.

#### LOCATION:

The property is located on Robjohns Road and is within the established Widford Estate which is on the west side of Chelmsford with good access to A12. Within walking distance of the premises there is a new retail park which includes M&S Foods, Costa Coffee and Aldi Supermarket. McDonalds are also located on the Widford Estate. Chelmsford City British Railway Station (London Liverpool Street - 35 minutes) is approx 2 miles away.

#### TERMS AND CONDITIONS:

Offered on new internal repairing and insuring leases for a term to be agreed. Service charge estimated at £4.50psf will cover: heating & electricity in the office suites, building maintenance and running costs - to be annually reconciled. Offices 1a, 1b & 1c do not attract VAT on the rent however rents on offices 1d & 1e are plus VAT. Each party to pay their own legals costs incurred in this transaction.

#### PARKING:

On site parking will be allocated to each office.

**01245 350160**

Viewing by appointment

Fax (01245) 600578

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