

TO LET

B8 Industrial Warehouse

8,400sq ft (780sq m) GIA approx

19d ROBJOHNS ROAD
Widford Industrial Estate, Chelmsford, CM1 3AG



***Under refurbishment**

*Concrete surface,
secure yard

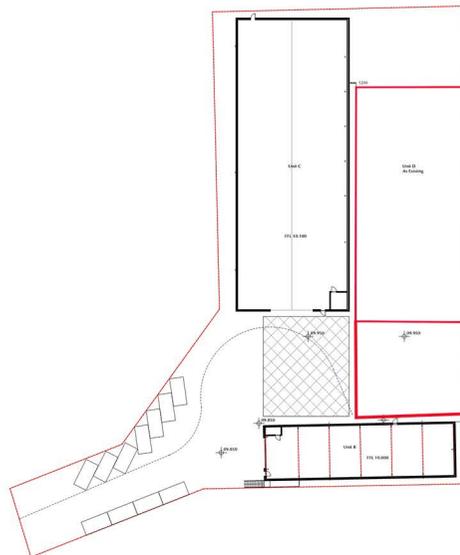
*Workshops and offices

*3m eaves

*New lease terms,
available October 2025

*Located within an
established industrial estate

*1.2 miles to A12, J15



VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

RV: £62,500

EPC

An EPC has been commissioned once the refurbishment has been completed.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

James Dewar

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LOCATION

Widford Industrial Estate is located to the south west of Chelmsford city centre, and approximately 1.2 miles to the south of the A12, J15 accessed via the A414. The building is situated to the northern end of Robjohns Road, opposite Hanbury Road.

DESCRIPTION

The property, currently under refurbishment, will comprise a single storey warehouse unit on a concrete surfaced yard, secure to all boundaries. Access to the main warehouse will be via a roller shutter door. There will be a separate pedestrian access. The premises will have W/C facilities and a partitioned office space. We are advised that the premises will have 3 phase power, mains water and drains.

ACCOMMODATION

Warehouse 8,400 sq ft
(780 sq m)

TENURE

The property will be available on a new full repairing and insuring lease for a term to be agreed following refurbishment.

RENT

£120,000 per annum exclusive.



rightmove

zoopla



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