TO LET

B8 Industrial Warehouse

16,640sq ft (1,545sq m) approx with external hard surfaced yard

19 ROBJOHNS ROAD

Widford Industrial Estate, Chelmsford, CM1 3AG

*Concrete surface, secure yard

*Workshops and offices

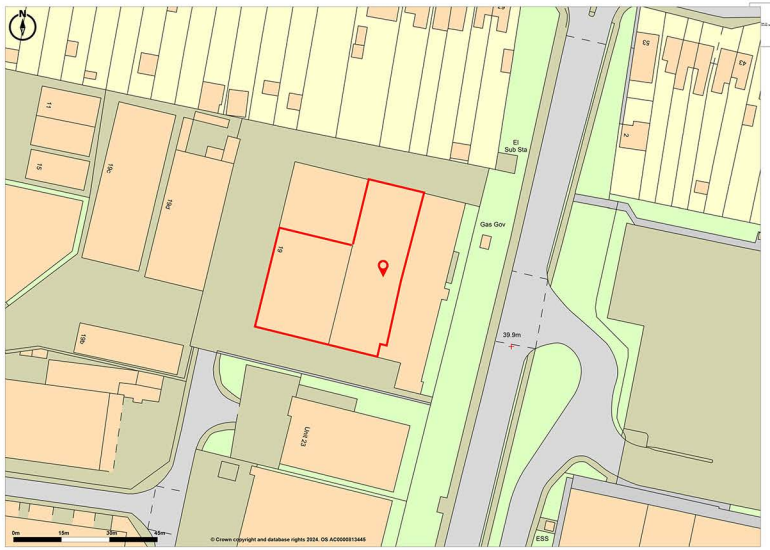
*Located within an established Industrial Estate

*Gated Access

*New lease terms, available now

*1.2 miles to A12, J15

ROBERT DEWAR ASSOCIATES
01245 350160
www.robertdewar.co.uk



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

BUSINESS RATES
Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of the rates payable.

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

CONTACT
Strictly by appointment via sole agents:

James Dewar
Tel: 01245 350160
Email: jim@robertdewar.co.uk

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 and backing on to Westway.

DESCRIPTION
The property comprises a single storey warehouse unit on a concrete surfaced yard, secure to all boundaries with contolled access via gates off Robjohns Road. There are two roller shutter doors allowing access to the main warehouse with single storey offices and w/c faciltites located to the left of the property. We are advised that the premises has 3 - phase power, mains water and drains.

ACCOMMODATION
Warehouse & office 16,640 sq ft
(1,545sq m)

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

RENT
£170,000 per annum exclusive.

DISCLAIMER: No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.