

GROUND FLOOR OFFICES TO LET

Located on the Widford Estate, Chelmsford

846ft² & 946ft² (75m² & 88m²) – Wi-Fi included

Private car park with allocated parking spaces



Widford Business Centre, r/o 33 Robjohns Road, CM1 3AN

DESCRIPTION:

The Widford Business Centre is located on the popular Widford Estate. The two-storey building has been refurbished to offer flexible offices all of which have access to Wi-Fi connection. The suites have suspended ceilings, recessed lighting and aircon. Divided into 5 separate ground floor offices sharing kitchen/breakout area, male and female WC's. Entrance to the accommodation is via a set of double doors that open into a lobby. There is a meeting room for use of the tenants. A service charge covers the running costs of the building with tenants being responsible for their own business rates and telecom/internet bills. EPC rating D 84.

ACCOMMODATION and RENTS plus VAT & service charge:

Suite G – 677ft ² (62.89m ²)	NOW LET
Suite L – 946ft² (88m²)	£788pcm
Suite K – 470ft ² (43.66m ²)	NOW LET
Suite M – 797ft ² (74m ²)	NOW LET
Suite N – 846ft² (78.59m²)	£705pcm

RATEABLE VALUES: payable 50p in £ for period 1.4.26 to 31.3.27

Suite L - £15,750 payable £7,875 (£656.25pcm)

Suite N - £14,250 payable £5,343 with SBRR discount of 25% available on rates payable for eligible tenant SBRR

SERVICE CHARGE: The service charge currently, approximately £4.50psf, will cover: heating, electricity, buildings insurance, Wi-Fi and all building maintenance and running costs and will be annually reconciled.

LOCATION: Widford Business Centre 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 is the Clock Tower Retail Park the occupiers of which includes M&S Foods, Costa Coffee, Dunelm and Aldi Supermarket. McDonalds are also located on the Widford Estate. Chelmsford City Railway Station (London Liverpool Street - 35 minutes) is approx 2 miles away.

TERMS AND CONDITIONS: Offered, STC, on a new internal repairing and insuring lease for a term to be agreed direct from the Landlord:

PARKING: Allocated spaces in car park adjacent to the building.

VIEWING: By appointment: call 01245 350160 or email sue@robertdewar.co.uk

204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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