

# HARWIN

34 Robjohns Road,  
Chelmsford, Essex, CM1 3AG

Warehouse/Industrial Unit with Rear Yard  
5,632 sq ft / 523.20 sq m

- Adjacent to the A12
- 28 miles east of
- Stansted Airport/M11
- 33 miles south of Felixstowe
- 34 miles north of M25



To Let

## LOCATION

Robjohns Road is situated on the established Widford Industrial Estate, one of Chelmsford's main commercial areas, and provides excellent access to Westway (A1016).

Westway offers immediate access on to the A14 providing a direct link westward to M11 (J7), and A12 to the south connecting to M25 (J28).

London Liverpool Street Station can be reached in 35 minutes from Chelmsford Station (1.5 miles away), whilst regular bus routes service the local area.

Nearby occupiers include Magnet, Saxon 4 x 4, Halfords Auto Centre, Topps Tiles, HI Q and McDonalds.



## DESCRIPTION

The property comprises an open plan warehouse area with fitted offices arranged over ground and first floor. The unit has its own parking and loading area to the front.

The unit also benefits from a side access leading to a small area to the rear of the unit offering the incoming tenant the opportunity to create additional storage area.

## ACCOMMODATION

Ground Floor	4,831 sq. ft. / 448.8 sq. m
First Floor Offices	801 sq. ft. / 74.4 sq. m
<b>Total</b>	<b>5,632 sq. ft. / 523.2 sq. m</b>





## LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## TENURE

The property/properties are available by way of a new full repairing and insuring lease on terms to be agreed.

## VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

C-69

## RENT

£73,250 per annum exclusive

## BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

## ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering legislation, the tenant will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.

# HARWIN



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