

2-6 RUSSELL WAY, WIDFORD INDUSTRIAL ESTATE, CHELMSFORD, ESSEX, CM1 3AB

TO LET - INDUSTRIAL/WAREHOUSE PREMISES WITH OFFICES + REAR YARD/PARKING
10,195 sq.ft (947.15 m²)



Location

The premises are situated in Russell Way which is accessed via Rodney Way, a turning off Robjohns Road being the main estate road to the Widford Industrial Estate which itself lies off Waterhouse Lane (A1016) forming part of one of Chelmsford's established industrial locations. The A1016 connects with the A414 which provides access to Harlow and the M11 (Junction 8) and also to the A12 via London Road. Chelmsford City Centre is approximately two miles distant.

Accommodation

The premises comprise a self-contained single storey industrial/warehouse unit combined with a two storey office building which incorporates a series of interconnecting offices together with staff facilities. Included within the fit out of the previous occupation there are two strong rooms together with a number of installation suited to a previous use of a high security facility.

Industrial/Warehouse area	4,511 sq.ft (419.09 m ²)
Ground Floor Offices	2,530 sq.ft (235.04 m ²)
Mezzanine storage	624 sq.ft (57.97 m ²)
First Floor Offices	2,530 sq.ft (235.04 m ²)
Total	10,195 sq.ft (947.15 m ²)

Terms

The property is offered by way of a new sub lease for a term to be agreed but expiring in September 2024

Rent

£35,000 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days

Service Charge

A service charge may be applicable in respect of this property. Further details on request.

Rates

Rateable Value	£46,500
UBR (2018/2019)	47.5p
Rates Payable	£22,087.50

Energy Performance Asset Rating

Over 150 **215** This is how energy efficient this building is

VAT

All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

Strictly by prior arrangement with Mass and Co

Contact:

Mark Mannering

Mark@massandco.com