



AVAILABLE TO LET

Prime Trade Counter Unit

**Unit 1a, 41 Robjohns Road,
Chelmsford CM1 3AG**

RENT

Upon application

AVAILABLE AREA

**3,375 sq ft
[313.51 sq m]**

IN BRIEF

- » Highly visible prominent location
- » Neighbouring occupiers include: Formula 1 Autocentres, Topps Tiles and McDonalds
- » Minimum eaves height of 9.6 metres in most areas
- » Parking for at least 16 cars

LOCATION

The scheme is prominently positioned to the front of the Widford Industrial Estate on Robjohns Road, just off the junction with Westway which is a principle accessway to Chelmsford from the south. The Widford Industrial Estate is situated approximately 1.5 miles to the southwest of Chelmsford city centre.

Nearby occupiers include: F1 Autocentres, McDonalds, Topps Tiles, Inchcape Volkswagen, Saxton 4x4, Ford Transit Centre and Magnet.

Access to the A12 is approximately 2.5 miles to the southwest via the A414 (London Road). The A12 provides access to junction 28 of the M25 motorway (12 miles south west) and London (30 miles south west). In the northbound direction the A12 provides access to the International Ports of Harwich (via A120) and Felixstowe.

DESCRIPTION

The unit is situated at the end of a terrace of four high bay trade counter units with high visibility to Westway. Internally the accommodation is to be open plan with WCs and benefits from a minimum eaves height of approximately 9.6 metres in most areas, accessed via an up and over door.

Externally the unit benefits from a forecourt area with parking for at least 16 cars.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Ground Floor Total: 3,375 sq ft [313.51 sq m]



SCREWFIX

HOWDENS

CITY
PLUMBING

M&S
- FOOD -

Dunelm
mill



COSTA
COFFEE

SAXTON 4x4
THE ONLY COMPANY'S PARTNER

formula one
autocentres

Topps Tiles



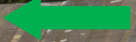
A12 & London



London Road

Westway

City Centre





SERVICES

We understand the property is connected to mains water, drainage, electricity and gas. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

LOCAL AUTHORITY

Chelmsford City Council
T. 01245 606606

BUSINESS RATES

We are advised that the premises has a rateable value of £40,250, which will give rise to an approximate annual rates liability of £20,085 (2025/26). Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

E - 109

VAT

We understand that the property is elected to VAT.

SERVICE CHARGE

The scheme's standard service charge provisions will apply. Further information is available upon request.

TERMS

The unit is to be reinstated and in an open plan configuration, available to let from mid-July 2025 subject to possession on a new full repairing and insuring lease for a term to be agreed. Rent on application.

LEGAL COSTS

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

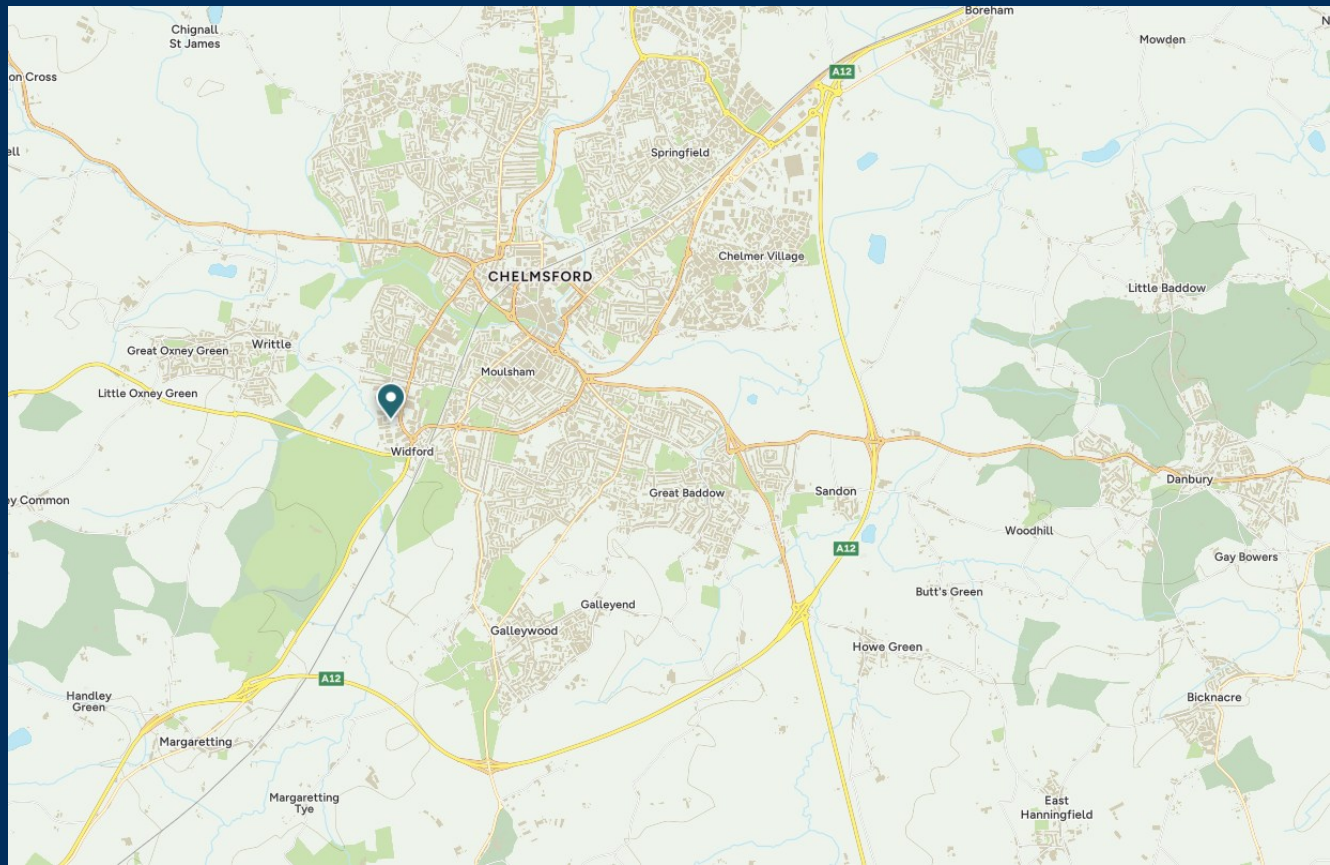
**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

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Particulars created April 2025

