

01206 577667

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 Whybrow

Office/Workshop Units – To let



Robjohns House, Navigation Road, Chelmsford, CM2 6ND

Asking Rents From: On Application

87.19 – 1,556.68 Sq. Ft (8.1-144.6 Sq. M)

- Formal Licences
- Established Industrial Area
- Suit First Time or Established Businesses

Location

Chelmsford, the county town of Essex with a residential population of some 110,606 people is a vibrant, urban area with a popular city centre and excellent communication links via the A12 to the M25 (Junction 28) and to London Liverpool Street with a fastest journey time of 40 minutes.



Description

The Subject property comprises an established 2 story building approximately 0.9 miles East of the city centre and just off Springfield Road. Comprising a range of ground and first floor suites from 287.19 sq. ft these benefit from shared WC and kitchen facilities.

Accommodation

The property has suites ranging from 87.19 sq. Ft to 1,556.68 sq. ft.

Unit 1	438.00 sq. ft
Unit 4	186.22 sq. ft
Unit 5	234.66 sq. ft
Unit 6	95.80 sq. ft
Unit 7	160.38 sq. ft
Unit 8	87.19 sq. ft
Unit 9	192.67 sq. ft
Unit 10	215.28 sq. ft
Unit 11	747.02 sq. ft
Unit 11a	580.82 sq. ft
Unit 12	1556.68 sq. ft

Rent

On Application

Tenure

Leasehold – new leases excluded from the Landlord and Tenant act 1954 from periods of 6 months duration.

Legal Fees

Each party is to bear their own legal costs incurred during the course of any transaction.

Rateable Value

We are advised by Tendring District Council that the property appears in the Valuation List with a Rateable Value of:

Unit 1	£6,400.00
Unit 4	£2,900.00
Unit 5	£3,400.00
Unit 6	£1,600.00
Unit 7	£2,500.00
Unit 8	£1,450.00
Unit 9	£3,000.00
Unit 10	£3,400.00
Unit 11	£5,900.00
Unit 11a	£4,600.00
Unit 12	£12,000.00

Energy Performance Certificate

The properties have an energy efficiency rating of: TBC



Ewan Dodds BSc FRICS
ewan.dodds@whybrow.net
01206 577667



Charntelle Goodyear
Charntelle.goodyear@whybrow.net
01206 577667