

FOR SALE FREEHOLD

Industrial/Warehouse Premises with Offices and Parking

Rodney Way, Widford Industrial Estate, Chelmsford,
Essex, CM1 3BY

GUIDE PRICE

£3,000,000 (No VAT)

AVAILABLE AREA [GIA]

23,064 sq. ft on 0.66 Acre Site
[2,142.63 sq. m]

IN BRIEF

- » Rare Freehold Opportunity Close to Chelmsford City Centre
- » Suitable for a Variety of Uses Subject to Planning Permission
- » Established Estate in Close Proximity to the A12
- » Energy Performance Rating Band B (46)

LOCATION

The property is situated on Rodney Way, a no-through road at the southern end of the established Widford Industrial Estate. Widford Industrial Estate is accessed via Robjohns Road which links to Westway (A1016). Westway provides direct access to London Road (A414) connecting to Junction 15 of the A12, approximately 2.5 miles to the south-west. The A12 connects to the M25 (Junction 28) to the south west and the International Ports of Harwich and Felixstowe to the north east.

Chelmsford City Centre and train station are located approximately 2 miles to the north east. Chelmsford train station provides regular services to London Liverpool Street with an approximate journey time of 30 minutes.

DESCRIPTION

The property comprises a detached steel framed business premises which was originally constructed in the late 1980's as a single storey unit with first floor offices. The property has been extended over time with additional office accommodation and a steel framed mezzanine.

The ground floor provides a workshop / production space, which has been partitioned to create separate working areas. The ground floor has a minimum height of 2.60m to the underside of the mezzanine and benefits from three phase power and a loading door measuring 2.40m wide x 3.00m high.

The office accommodation on the first floor has a dedicated entrance from the car park which leads to a first floor reception. The offices are a mix of open plan and private offices with most of them benefitting from suspended ceilings with inset lighting and air conditioning.

Externally there is a secure car park at the front of the property for approximately 25 vehicles.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

Ground Floor

Production/Workshop 1,071.30 sq. m [11,532 sq. ft.]

First Floor

Office/Ancillary 474.73 sq. m [5,110 sq. ft.]

Mezzanine 596.60 sq. m [6,422 sq. ft.]

» **Total:** **2,142.63 sq. m** **[23,064 sq. ft.]**





SERVICES

We understand the property is connected to mains water, three phase 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.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the property falls within Band B (43) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

BUSINESS RATES

We are advised that the premises have a rateable value of £135,000. Therefore estimated annual rates payable of approximately £74,925 (2025/26). We advise interested parties to speak to the local authority for further information.

TITLE

The property is held freehold under Title EX372142.

TERMS

The property is offered for sale freehold with vacant possession.

GUIDE PRICE

£3,000,000. (Three Million Pounds)

VAT

We understand VAT will not be applicable to the purchase price.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective purchaser's identity prior to the instruction of solicitors.



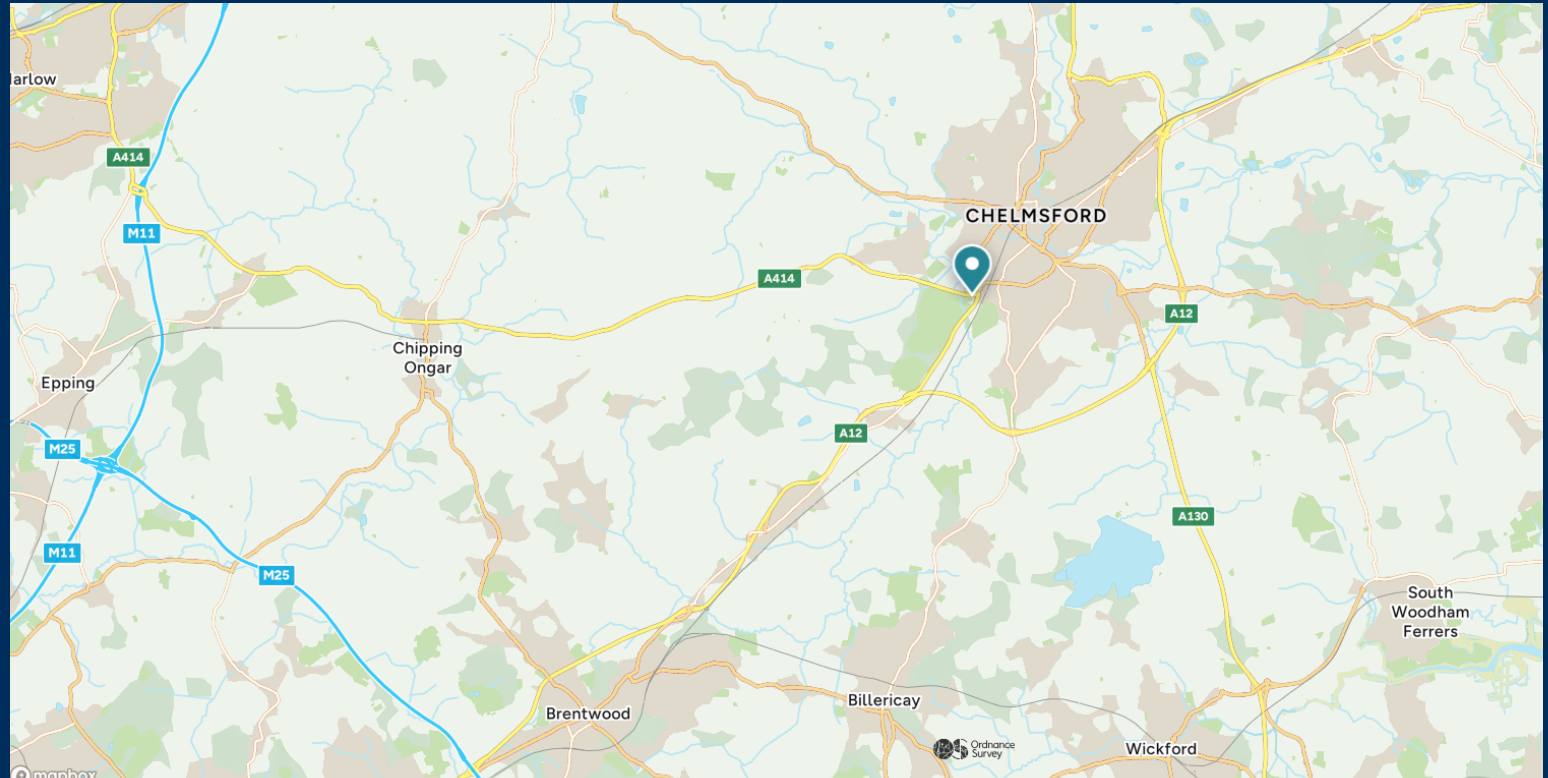
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Particulars created September 2025

