



TO LET

Light Industrial / Storage Unit with Parking

Unit 28 Radley Green Farm, Radley Green,
Chelmsford, Essex, CM4 0LU

QUOTING RENT

£45,000 Per Annum Exclusive

AVAILABLE AREA [GIA]

5,498 sq. ft
[510.77 sq. m]

IN BRIEF

- » Three Phase Power
- » Available on a New Lease
- » Convenient Access to the A414

LOCATION

The property is situated on Radley Green Farm within the village of Radley Green. Radley Green Farm is located 0.5 miles from the A414 which provides direct access to Chelmsford to the east and Ongar, Harlow and the M11 to the West.

DESCRIPTION

The property is located within a private gated business park comprising light industrial, office and storage accommodation. Unit 28 is a detached unit which benefits from a roller shutter access door (4.75m wide x 4.25m high), office accommodation, kitchenette, allocated car parking and communal WC.

Please note a new unit is to be built to the rear of this property which could have internal access. The new building will provide an additional 170.00 sq. m [1,124 sq. ft.] and will benefit from its own roller shutter access door and a single WC. The rent for the additional unit is to be confirmed and floor plans are available upon request. The unit is expected to be available Spring 2026.

ACCOMMODATION

[Approximate Gross Internal Floor Area]

Total 510.77 sq. m [5,498 sq. ft.]

ENERGY PERFORMANCE CERTIFICATE [EPC]

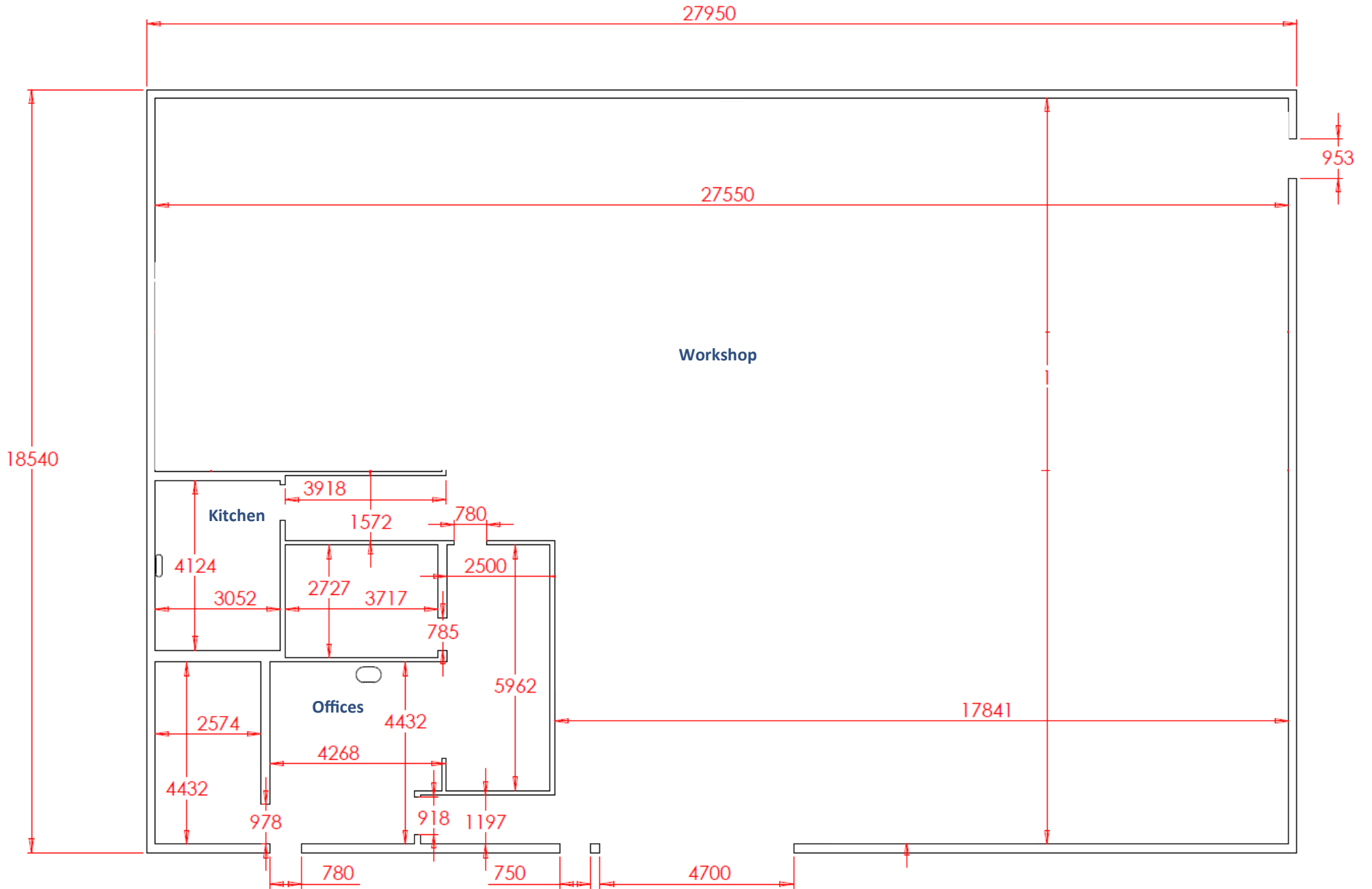
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BUSINESS RATES

We are advised that the premises have a rateable value of £24,250. Therefore estimated annual rates payable of approximately £12,100 (2025/26). We advise interested parties to speak to the local authority for further information.



Floor Plan - Not to Scale



SERVICE CHARGE

We are advised by our client there is a service charge provision within the lease. The service charge for the current financial year is approximately £2,505.68 + VAT.

BUILDINGS INSURANCE

The landlord insures the building and recharges the premium to the tenant. The annual insurance is approximately £1,280.

SERVICES

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

TERMS

The property is available on a new lease for a term of years to be agreed.

RENT

£45,000 Per Annum Exclusive

VAT

We understand VAT is applicable.

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 tenant's identity prior to the instruction of solicitors.

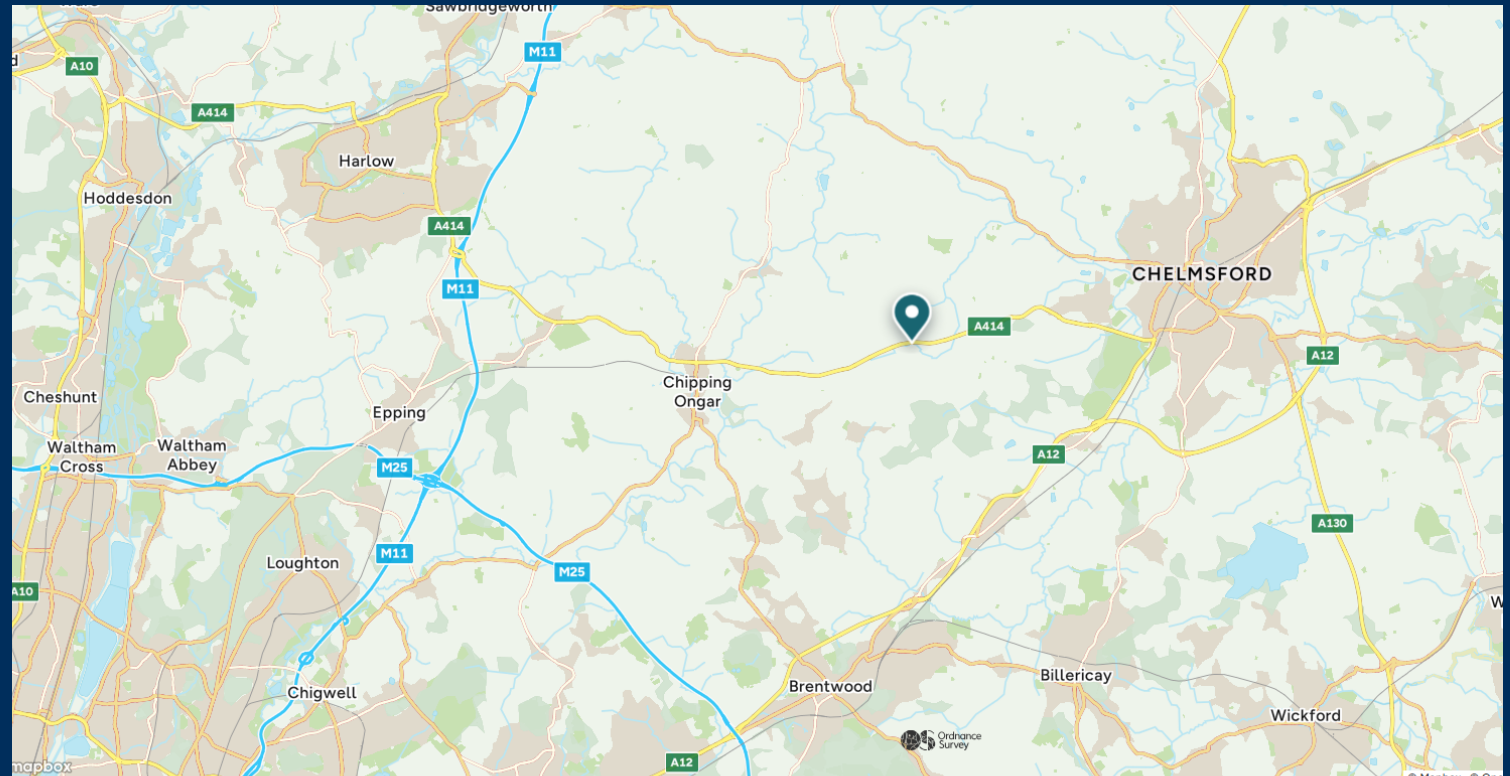


**VIEWINGS STRICTLY BY PRIOR APPOINTMENT
VIA SOLE LETTING AGENTS:**

**Fenn Wright
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Contact:

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Particulars updated October 2025

