

29A ROBJOHNS ROAD
WIDFORD INDUSTRIAL ESTATE

CHELMSFORD ESSEX **CM1 3AG**

TO LET Chilled Food
Preparation/Production Facility

15,363 sq ft (1,427.23 sq m)



Freezer/Chiller Chambers 1 to -18 Degrees



4 Roller Shutter Loading Doors



Large Secure Yard

LOCATION

The property is situated on Robjohns Road within the Widford Industrial Estate located in the south of Chelmsford. The established industrial estate benefits from good access to the A414 (to J7 of the M11) and A12 and is 13 miles from Junction 28 of the M25 providing access around and into London.

DESCRIPTION

The property is primarily of brick construction with profiled metal sheet cladding overlaid under a pitched roof. It benefits from being situated on a self-contained site with a yard for vehicle parking and turning. There are two level access roller shutter doors and two raised access roller shutters into the unit. Internally the property is arranged into a mixture of ambient, chilled and frozen elements, the majority of which have been recently refurbished (full details on request).

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rated D and further details can be found [here](#).

TERMS

The property is available by way of a sublease until 30th June 2024 or by an assignment of the existing lease. Full details available upon request.

RENT

Rent upon Application.

RATEABLE VALUE

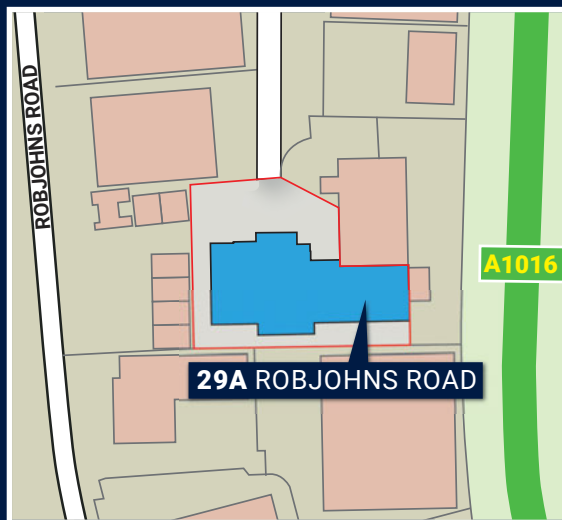
The property has a rateable value of £49,250.

VAT

VAT may be chargeable at the current rate.

SERVICES

We understand that mains electricity, gas, water and drainage are connected to the property. However, these services have not been tested by the agents. Interested parties should make their own enquiries.



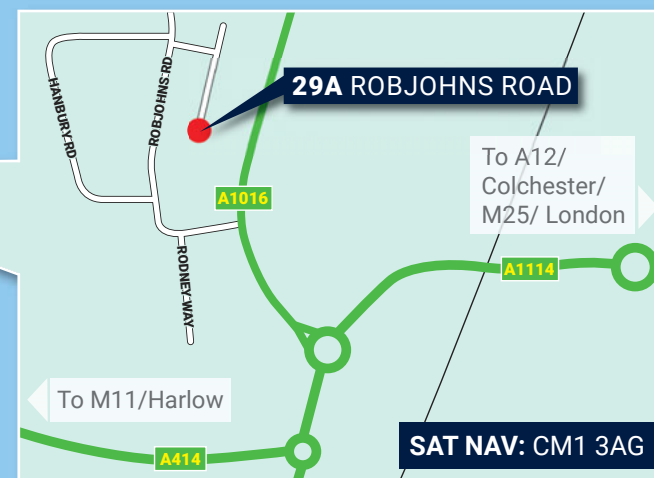
ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor Production	9,047	840.48
First Floor Office	1,030	95.72
Total	15,363	1,427.23

(Figures quoted are approximate and based on the gross internal area.)

INCLUDING:

- Freezer
- Chillers
- Thawing Room
- Production Hall
- Dispatch
- Tray Wash
- Male/Female Changing



PROPERTY MISDESCRIPTIONS ACT: Lambert Smith Hampton for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Lambert Smith Hampton cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Lambert Smith Hampton has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) Lambert Smith Hampton will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Designed and Produced by Q Squared Design Ltd. Tel 01789 730833. March 2021.

Strictly by appointment with the sole agents.

VIEWING

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**Lambert
Smith
Hampton**

ACCOMMODATION

GROUND FLOOR

	SQ FT	SQ M
Office/Changing Room	913	84.84
Freezer	392	36.38
Holding Chiller	497	46.15
Loading Bay	337	31.34
Finished Products	411	38.17
Dispatch Fridge	404	37.58
Main Production	1,123	104.33
Tray Wash	120	11.14
Meat Cutting	718	66.67
Box Chill	587	54.55
Box Fridge	561	52.10
Goods In/Holding area	191	17.74
Sausage Production	355	32.94
Sausage Store	232	21.56
Main Hall	1,216	112.95
Kitchen	100	9.29
Main Freezer	1,324	122.97
Dry Store	628	58.35
Cold Store 1 (Not in use)	1,962	182.31
Cold Store 2 (Not in use)	1,664	154.62
Cold Store 3 (Not in use)	1,628	151.26
Portacabin (external)	736	68.34

