



Ayers & Cruiks
COMMERCIAL

To Let

771 to 1,542 sq ft

**Brickfields Road, South
Woodham Ferrers, CM3
5DD**

Two offices/shops in shell and core with rear access, situated in a prominent location close to a train station.

- Prominent Location
- Shell and Core
- Rear Access
- Nearby Occupiers include Asda, Dominos and Santander
- Rent Only £8,000 Per Annum

www.ayerscruiks.co.uk



Brickfields Road, South Woodham Ferrers, CM3 5DD

Summary

- Rent: £8,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Chelmsford City Council on 01245 606805
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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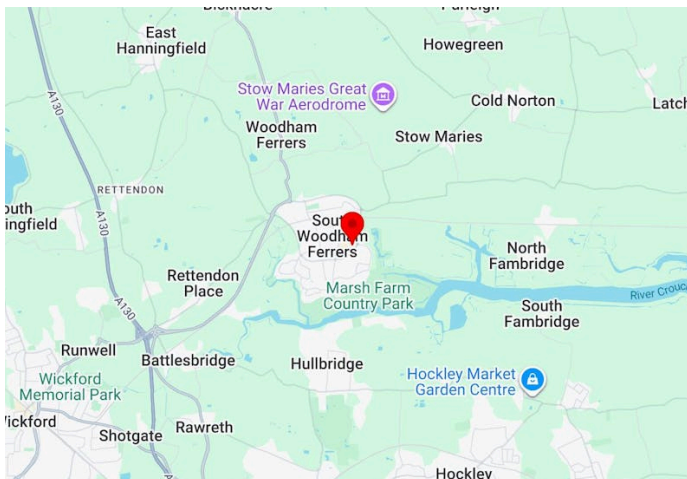
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Key Points

- Prominent Location
- Shell and Core
- Rear Access
- Nearby Occupiers include Asda, Dominos and Santander
- Rent Only £8,000 Per Annum

Description

The shop is situated beneath a residential development and on the main road through to a large Asda superstore, the property is available in shell and core with rear access.

Location

The premises is located in a commuter town in Essex, South Woodham Ferrers a town in the borough of Chelmsford with a population of approximately 16,500. It is approximately 35 miles (56 km) from London and only 8 miles from the City of Chelmsford. The railway station is less than a 20-minute walk



Accommodation

Description	sq ft	sq m	Availability
Unit 1-Main Shop Area	771	71.63	Available
Unit 2-Main Shop Area	771	71.63	Available

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

The property is available upon a new lease subject to terms to be agreed. Subject to a minimum of a 5-year term.

Rent

£8,000 per annum plus VAT if applicable