

Widford Hall, Widford Industrial Estate, Chelmsford, CM2 8TD

To Let

Grade II Listed Detached Office Building with Parking

109 sq. m (1,176 sq. ft.) - 300 sq. m (3,233 sq. ft.)

- Available as a whole or in part
- Excellent car parking - 25+ car parking spaces
- Close proximity to the A12/A414
- WC & kitchenette facilities

Location

The property is situated on the Widford Industrial Estate, to the west side of Chelmsford, a location favoured by many businesses including Britvic and Securicor. There is easy road access from the A414 which leads directly to the A12 and the M11.

Description

Widford Hall is an attractive Grade II Listed property, extensively modernised and refurbished for offices. Originally built in the 17th Century and now largely reconstructed, Widford Hall retains fine period features and detailing and offers a combination of individual and open plan accommodation.

Accommodation

We have measured the accommodation in accordance with the RICS Code of Measuring Practice and calculate the net internal floor areas to be as follows:

Basement	15.87 sq. m.	(170 sq. ft.)
Ground Floor	161.58 sq. m.	(1,739 sq. ft.)
First Floor	123.02 sq. m.	(1,324 sq. ft.)
Total	300.47 sq. m.	(3,233 sq. ft.)

Business Rates

According to verbal enquiries with the Rating Authority the premises are assessed as follows:

Rateable Value	£ 36,000 per annum
Rates payable (2012/2013)	£ 16,500 per annum approx.

Terms

The property is available as a whole or in part on a new lease on terms to be agreed.

Rent

£12.50 per sq. ft. per annum exclusive.

VAT

We understand VAT is not payable on the rent.

Legal Costs

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

Viewing

Strictly by prior appointment with the Sole Agent:

Fenn Wright, 114 New London Road, Chelmsford, CM2 0RG

JAMES WRIGHT

T: 01245 261226

F: 01245 347174

E: jw@fennwright.co.uk



Energy Performance Certificate

Non-Domestic Building

The Widford Hall
Widford Hall Lane
CHELMSFORD
CM2 8TD

Certificate Reference Number:
9348-3015-0377-0000-5091

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

0-25

A

26-50

B

51-75

C

76-100

D

101-125

E

126-150

F

Over 150

G

Over 150

.....Net zero CO₂ emissions

← **147** This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity

Building environment: Heating and Natural Ventilation

Total useful floor area (m²): 359

Building complexity (NOS level): 3

Building emission rate (kgCO₂/m²): 95.89

Benchmarks

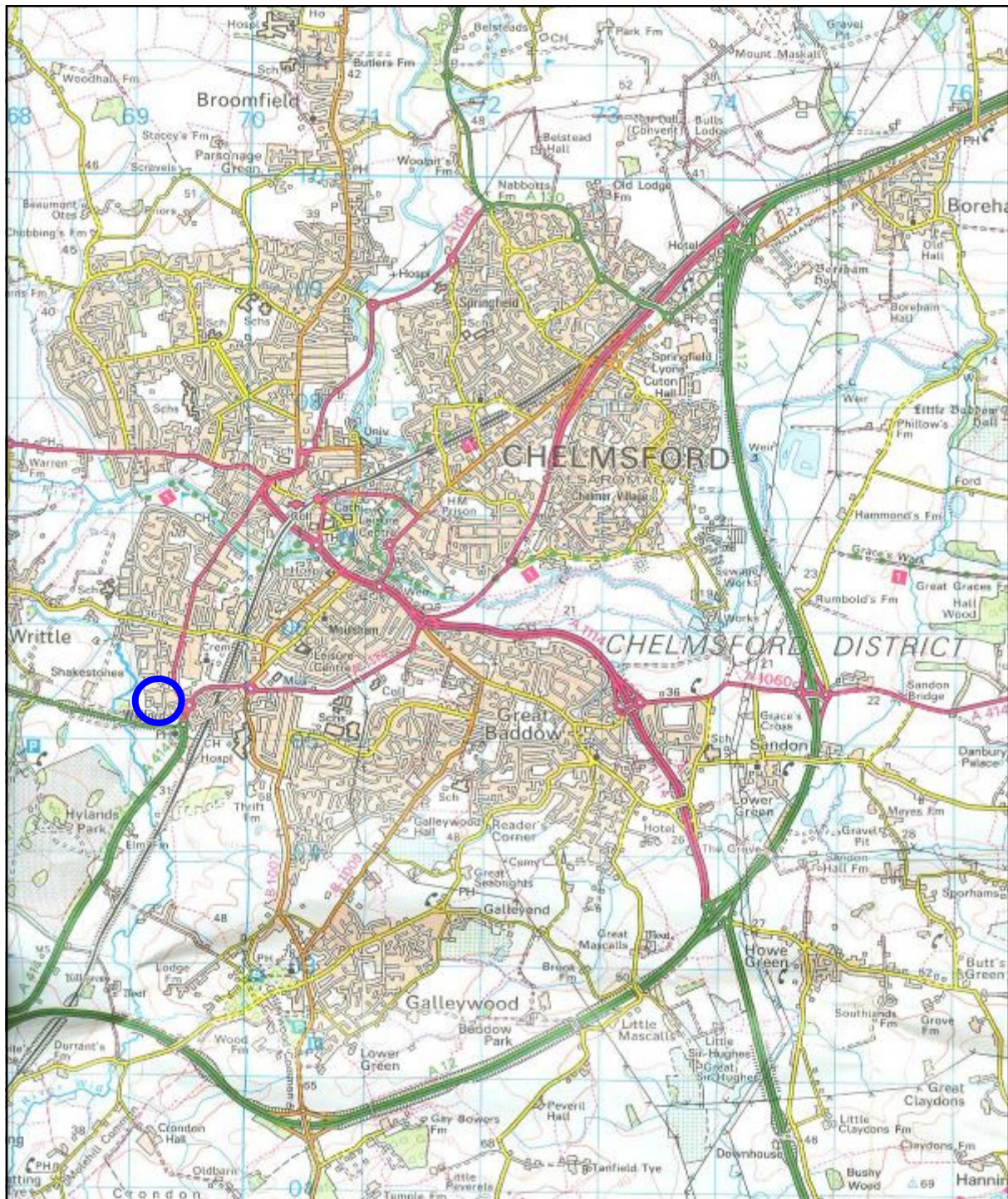
Buildings similar to this one could have ratings as follows:

30

If newly built

81

If typical of the existing stock



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.