

GRADE A WAREHOUSE UNIT - UNDER REFURBISHMENT

41,489 SQ FT (3,855 SQ M)

AVAILABLE IMMEDIATELY



UNIT 1 CLOCKTOWER INDUSTRIAL ESTATE

WESTWAY / CHELMSFORD / CM1 3FJ

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BOOKER

HALFORDS

SCREWFIX

UNIT 1 CLOCKTOWER
INDUSTRIAL ESTATE

TESCO SUPERSTORE

A1016

M&S
FOODHALL

SELCO

SCS

TAPI
CARPETS

DUNELM

VOLKSWAGEN

LONDON RD

TO A12,
M25 JUNCTION 28,
13 MILES ↘

TOPPS TILES

BIG YELLOW
SELF STORAGE

ALDI

MC DONALDS

A MODERN AND PROMINENT
UNIT LOCATED ON CLOCKTOWER
INDUSTRIAL ESTATE

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DESCRIPTION

Clock Tower Industrial Park forms part of the total redevelopment of the former 11 acre Britvic site. The industrial element comprises three units, one detached and two semi-detached, which have been constructed to the very latest specification.



**8.5M CLEAR
INTERNAL
HEIGHT**



**4 LEVEL
ACCESS
LOADING
DOORS**



**SECURE
40M YARD
DEPTH**



**25 CAR
PARKING
SPACES**



**FLOOR
LOADING
35KN/M2**



**FULLY
FITTED
OFFICES**



EPC A



**BREEAM
'VERY GOOD'**



**24/7
ACCESS**



**B1,B2,B8
PLANNING
CONSENT**

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ACCOMMODATION

The accommodation comprises:

UNIT 1	SQ M	SQ FT
WAREHOUSE	3,491	37,576
OFFICE	364	3,913
TOTAL	3,855	41,489

Approximate GEA.



Estates

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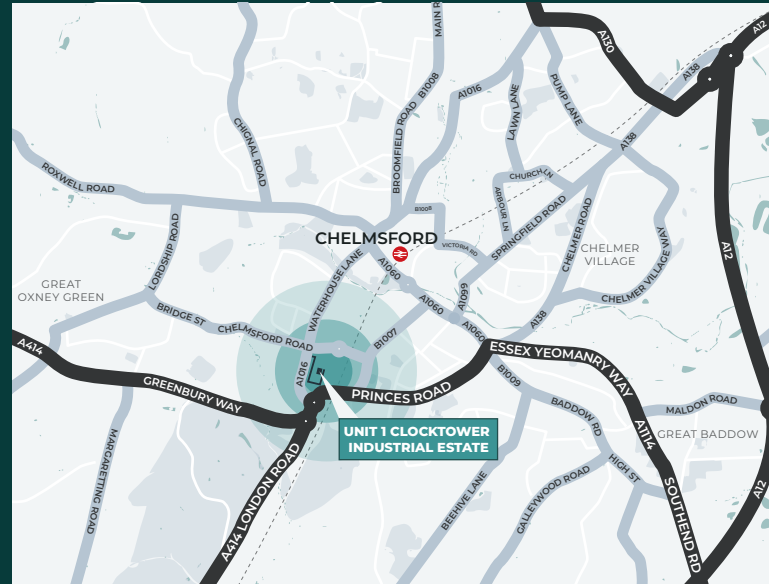
LOCATION

Clock Tower Industrial Park is a self-contained park situated on Westway (A1016) and is strategically located within the established commercial area, close to Chelmsford city centre.

Westway offers immediate access to the A414, providing a direct link westwards to the M11 (J7), and to the A12 to the south connecting to the M25 (J28). London Liverpool Street station can be reached in 35 minutes from Chelmsford station (1.5 miles away), and regular bus routes serve the local area.

Next door is the new Clock Tower Retail Park, featuring amenities including Costa, M&S and Aldi, as well as leading retailers such as Furniture Village, SCS, DFS, Tapi Carpets and Dunelm. The immediate vicinity is home to a number of established occupiers, including Inchape Volkswagen, Halfords Autocentre, Topps Tiles and Big Yellow Self Storage.

The development is within 1.5 miles of Chelmsford station and the city centre. This, coupled with good local amenities ensures a ready pool of staffing.



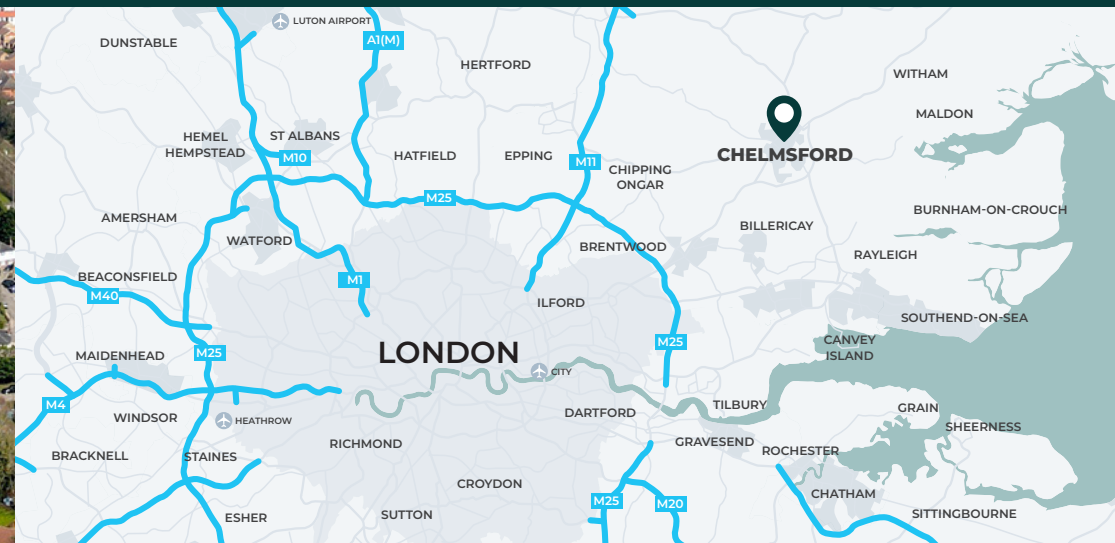
TRAVEL TIMES



	Distance	Time
London	40 miles	1 hr 20 mins
Birmingham	142 miles	2 hrs 30 mins
Oxford	100 miles	2 hrs
Northampton	92 miles	1 hr 42 mins
Cambridge	45 miles	1 hr 5 mins
A12 junction 15	3 miles	6 mins
M25 junction 28	13 miles	15 mins



	Distance	Time
Chelmsford Train Station	1.5 miles	7 mins



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VIEWINGS AND FURTHER INFORMATION

For further information please contact the agents:

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