



To Let

Industrial/Warehouse with Offices

**Unit 14 Redhill's Road Industrial Estate, South
Woodham Ferrers, Essex, CM3 5UL**

RENT

£26,950

Per Annum Exclusive

AVAILABLE AREA

2,027 sq ft

[188.31 sq m]

IN BRIEF

- » Established Industrial Estate
- » Three Phase Power and Gas Supply
- » Nearby Occupiers Include Screwfix

LOCATION

South Woodham Ferrers is prominently located 8 miles south east of Chelmsford and 40 miles from north east London. Proximity to the A132, A130 and A127 allows excellent road communications directly linking to Junction 29 of the M25 Motorway. South Woodham Ferrers railway provides direct services at peak times to London Liverpool Street and Southend, with journey times of 46 minutes and 35 minutes respectively. Redhill's Industrial Estate is located to the north eastern periphery of South Woodham Ferrers and is within walking distance to the town centre and railway station.

DESCRIPTION

The property comprises a mid terrace industrial unit of steel portal frame construction with brick/block elevations beneath an insulated pitched roof. The property has a minimum eaves height of 3.50m rising to 6.40m under the pitch of the roof. The property benefits from three phase power, a gas supply, a roller shutter access door (3.00m wide and 3.78m high), office and WC facilities. A mezzanine provides an additional storage area.

SERVICES

We understand the property is connected to mains water, drainage, gas and 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.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the unit falls within Band E (124) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.



BUSINESS RATES

We are advised that the premises have a rateable value, of £13,250 (2025/26). We understand the property may be eligible for small business rates relief subject to individual circumstances. We advise all interested parties to make enquires with the Local Authority for further information.

SERVICE CHARGE

We understand from our client there is a service charge for the upkeep of the common estate. We understand the annual service charge is in the region of £1,500 per annum. Further information is available upon application.

BUILDINGS INSURANCE

The landlord insures the building and recharges the premium to the tenant. We understand the annual premium is in the region of £600 per annum.

ADMINISTRATION FEE

Upon agreeing terms there is an upfront non refundable administration fee of £750 + VAT which is payable directly to the landlord. Further details are available upon request.

TERMS

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

QUOTING RENT

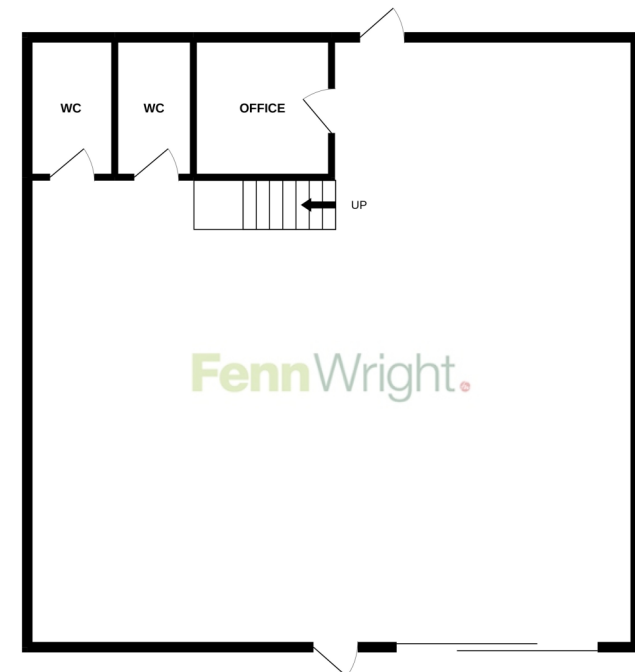
£26,950 per annum exclusive.

VAT

We understand VAT is applicable.

LEGAL COSTS

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



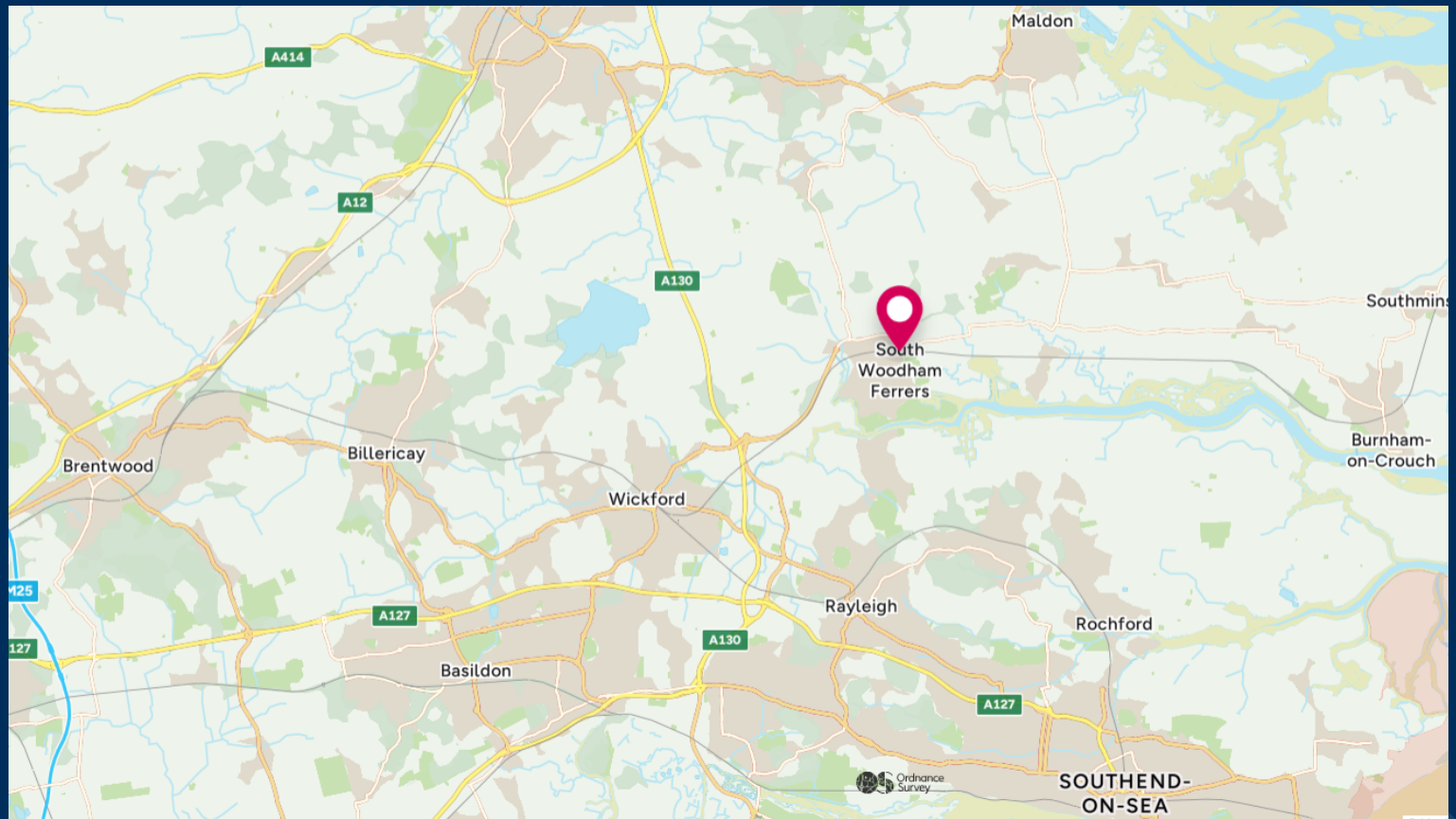
Indicative Plan Only - Not to Scale

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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Particulars created December 2025

