



TO LET

1,817 Sq Ft

- Large loading door
- Dedicated office space
- Excellent access via A13
- Occupiers on the estate include Screwfix
- WCs
- Front yard

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

35 REDHILLS ROAD, SOUTH WOODHAM FERRERS, CHELMSFORD, ESSEX, CM3 5UL

Key features:

- Newly refurbished industrial / warehouse unit
- 1,817 sq ft (169 sq m)
- Large loading door
- Dedicated office space
- WCs
- Front yard
- Excellent road access
- Occupiers on the estate include Screwfix
- Available now

Unit 35 comprises a newly refurbished industrial / warehouse unit extending to approximately **1,817 sq ft (169 sq m)**. The property benefits from a **large loading door**, **dedicated office space**, **WC facilities**, and a **front yard**, providing practical accommodation suitable for a range of light industrial, storage and trade uses. The unit is available immediately.

Location

South Woodham Ferrers is situated approximately 8 miles south east of Chelmsford and around 40 miles from north east London. The property benefits from good road communications via the A132, A130 and A127, which provide access to the wider motorway network, including Junction 29 of the M25.

South Woodham Ferrers railway station offers direct peak-time services to **London Liverpool Street** and **Southend**, with journey times of approximately **46 minutes** and **35 minutes** respectively. Redhills Industrial Estate is located on the north eastern periphery of South Woodham Ferrers and is within walking distance of the town centre and railway station.

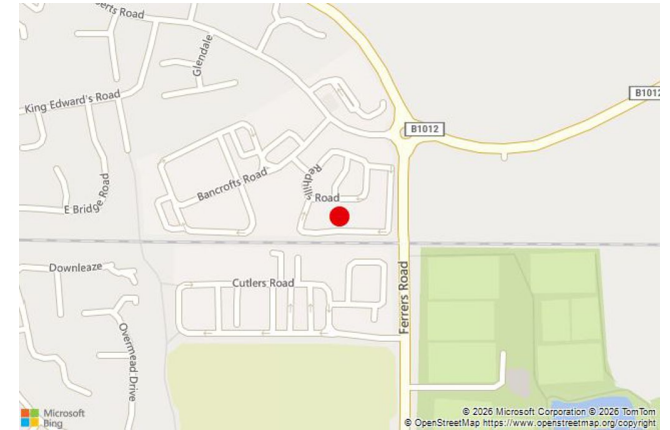
Legal Costs

Each party will bear their own legal costs.

Accommodation

The property has the following approximate Gross Internal Area:

Unit 35: 1,817 sq ft (169 sq m)



Additional Information

Rent
£27,950 Per Annum

Joseph Lambert
jlambert@petchey.co.uk

