

The Hamilton Centre

Rodney Way, Chelmsford CM1 3BY

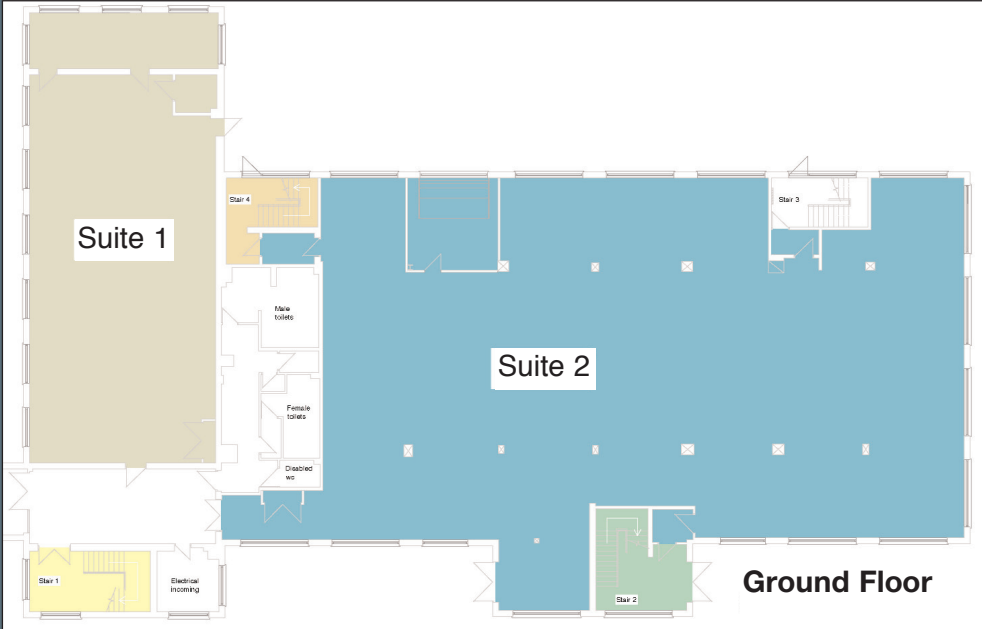


THE HAMILTON CENTRE IS
A SUBSTANTIAL OFFICE
BUILDING THAT HAS
BEEN COMPREHENSIVELY
REFURBISHED TO PROVIDE
FIVE SELF-CONTAINED
OFFICE SUITES WITH
EXCEPTIONAL PARKING

2,214 SQ FT - 21,409 SQ FT
(206 SQ M - 1,989 SQ M)

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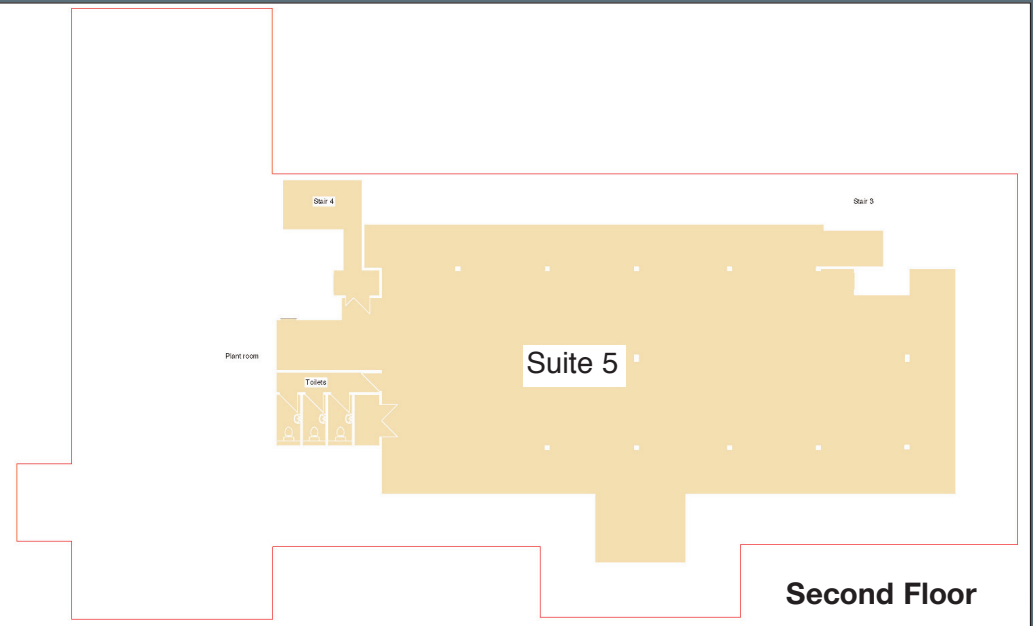
SPECIFICATION

- Brand new heating & comfort cooling air-conditioning with VRV heat recovery system
- New suspended ceilings with flat panel LED lighting
- Newly decorated throughout
- New high quality carpet tiles
- Electronic door fob entry system
- Private intruder alarms
- BT Fibre ready

ACCOMMODATION

SUITE	SQ. FT.	SQ. M.	CAR PARKING
1	2,214	206	12
2	6,114	568	33
3	2,648	246	14
4	5,985	556	32
5	4,448	413	24

Parking Ratio approx. 1:185 sq ft



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LOCATION

The Hamilton centre is located in Rodney Way, part of the popular Widford Industrial Estate.

The building is a 5 minute drive from Chelmsford City Centre and mainline railway station, providing direct access to London Liverpool Street within 35 minutes.

The property's location offers immediate access on to the A414 providing a link to the A12 and M25 beyond.

DESCRIPTION

The Hamilton Centre comprises of a 3-storey, detached office building with exceptional parking, that has been comprehensively refurbished and sub-divided to form five office suites. Each suite is self-contained and offers open plan, comfort heated and cooled accommodation.

Suites 1 & 2 and 3 & 4 share the WC facilities on their respective floors, whilst Suite 5 has private facilities on the Second Floor. Suites 4 & 5 benefit from their own private staircase entrances from the sides of the building.

TERMS

The property is available on the basis of a new full repairing and insuring lease by way of a service charge, for a term to be agreed.

RENT

Upon application.

BUSINESS RATES

The newly configured office suites are to be assessed for business rates purposes.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating of the Suites range from C53 - C66. Certificates available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWING

Strictly by prior appointment with sole agents



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