

LAST UNIT AVAILABLE



WESTWAY | CHELMSFORD | CM1 3BG

NEW INDUSTRIAL / WAREHOUSE UNIT AVAILABLE TO LET

**39,894 SQ FT**

NOW READY TO OCCUPY

[CLOCKTOWERINDUSTRIALPARK.CO.UK](http://CLOCKTOWERINDUSTRIALPARK.CO.UK)



## LOCATION

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

Westway offers immediate access on to the A414 providing a direct link westwards to M11 (J7), and A12 to the south connecting to M25 (J28). London Liverpool Street Station can be reached in 35 minutes from Chelmsford Station (1.5 miles away), whilst regular bus routes service 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 Inchcape Volkswagen, Halfords Autocentre, Topps Tiles and Big Yellow Self Storage.

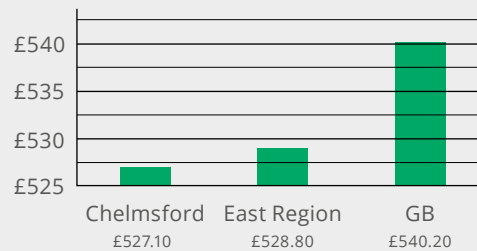
The development is within 1.5 miles of Chelmsford Station and the city centre. This, coupled with good local amenities ensures a ready pool of staffing.



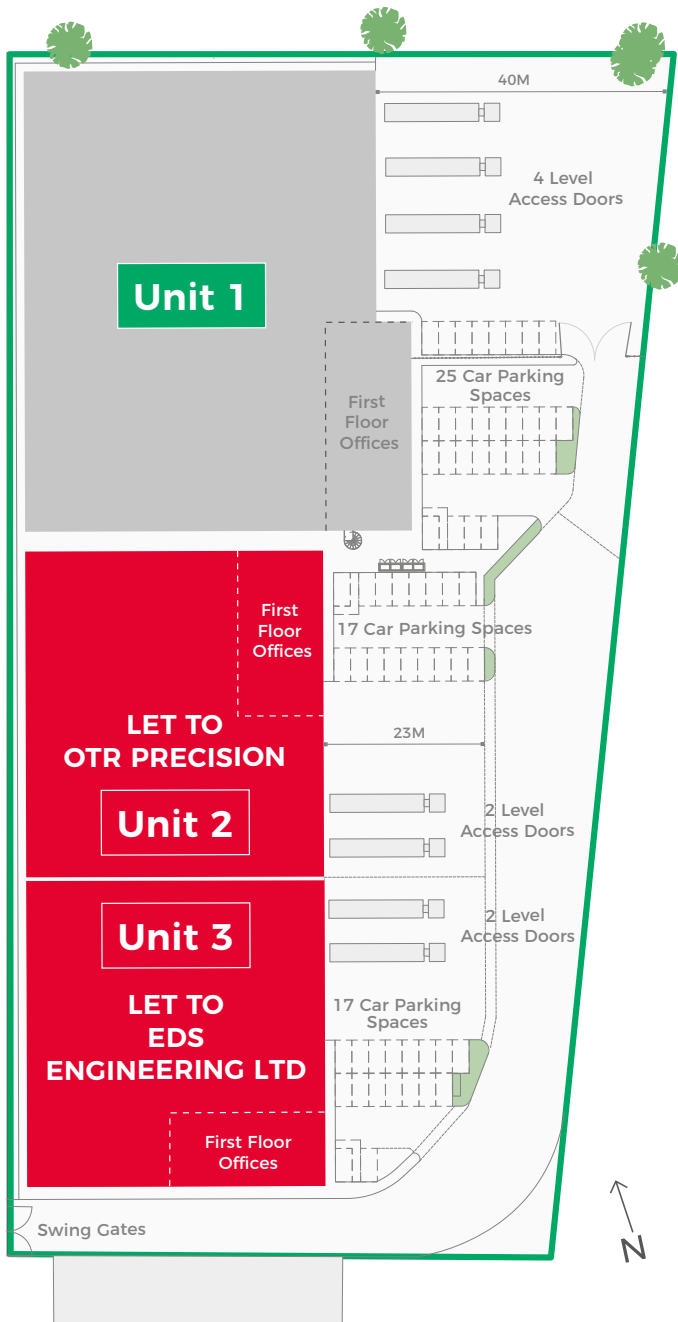
## POPULATION

<b>Local</b>	Chelmsford 172,600	East Region 6,076,500
<b>Working Age</b>	Chelmsford 108,000	East Region 3,755,300

## EARNINGS BY WORKPLACE (WEEKLY)



Source: Nomis 2015



## 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, two semi-detached which have been constructed to the very latest specification.

## PLANNING

- B1(c), B2, B8
- No hours of use restriction

## SPECIFICATION

- Warehouse floor loading of 35kN/m<sup>2</sup>
- Minimum 8.5m eaves
- 4 level access doors
- 40m generous service yard with the ability to be secured
- Fully fitted first floor offices including 8-person passenger lift to office area
- Secure boundary with acoustic fencing
- Achieved BREEAM 'Very Good' and EPC Rating of 'A'
- 25 car parking spaces

## ACCOMMODATION

	UNIT 1	UNIT 2	UNIT 3
WAREHOUSE	36,131 SQ FT (3,357 SQ M)	20,959 SQ FT (1,940 SQ M)	19,330 SQ FT (1,770 SQ M)
OFFICES	3,763 SQ FT (350 SQ M)	3,763 SQ FT (350 SQ M)	3,763 SQ FT (350 SQ M)
<b>TOTAL</b>	<b>39,894 SQ FT (3,707 SQ M)</b>	<b>24,722 SQ FT (2,290 SQ M)</b>	<b>23,093 SQ FT (2,140 SQ M)</b>

Approximate GIA

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