

## Unit 21, Chandlers Way, South Woodham Ferrers, Essex, CM3 5TB

# WWW.ASDA.LIVE.JLL.COM - RETAIL UNIT TO LET

### Summary

- On the instruction of Asda

### Location

South Woodham Ferrers is an expanding commuter town in Essex and has an urban area population of 16,453 people. The town is located about 9 miles south east of Chelmsford and 35 miles east of London. It is accessed via the A132 which connects to the dualled A130 leading onto arterial roads providing access to the M25 and the national motorway network.

The unit occupies a good secondary location just off Queen Elizabeth II Square, which is South Woodham Ferrers' main square with the primary retail thoroughfares running off. The premises itself is situated immediately opposite Town Crier Public House, whilst retailers in close proximity include Asda, Timpson's, Costa, Subway, etc. There is a substantial surface car park in close proximity.

### Accommodation

The premises provide the following approximate net internal floor areas:

Floor / Unit	Sq ft	Sq m
Unit	837	77.76

### Rent

£12,500 per annum

*exclusive of rates, service charge and VAT (if applicable).*

### Service Charge

£1,324 per annum

Service Charge & Insurance

### EPC

This property has been graded as 85 D.



### Viewing & Further Information

Viewing is strictly by appointment with:

#### William Game

t: +44 207 087 5722

e: William.Game@eu.jll.com

#### Joint Agents

##### Adrian Fennell (Roche)

t: 01603 756334, 01603666630

e:

adrian.fennell@rochesurveyors.co.uk