

TO LET

Industrial/Warehouse/Trade Counter

7,566 sq. ft. (703 m²)

5B MONTROSE ROAD, DUKES PARK INDUSTRIAL ESTATE

Chelmsford, Essex, CM2 6TE

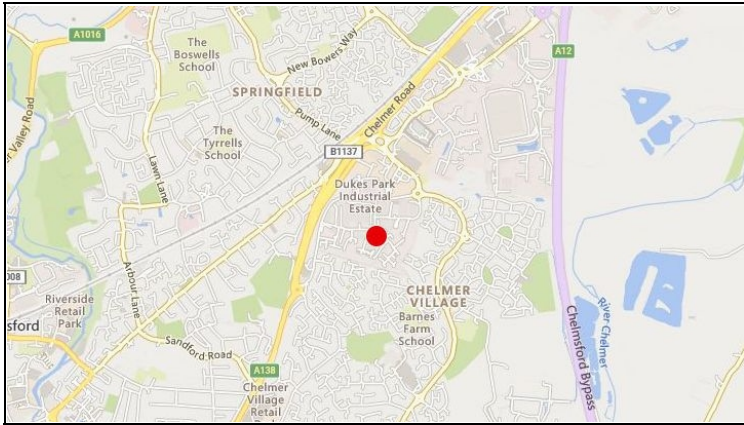


- Refurbished
- Clear warehouse/workshop
- New lease terms
- 8m max eaves height
- Immediately available
- 1.1 miles to A12/Boreham Interchange

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



LOCATION

Unit 5 Montrose Road is located within Dukes Park Industrial Estate, situated approximately 1.5 miles to the north-east of Chelmsford City Centre and approximately 1.1 miles to the south-west of the Boreham Interchange/A12 Junction 19. The property is located at the junction with New Dukes Way, adjacent to existing trade occupiers Toolstation and Europcar and opposite a Royal Mail sorting office.

DESCRIPTION

Unit 5B comprises a refurbished, single storey industrial/warehouse trade unit. The property is of steel portal frame construction and provides clear internal warehouse/workshop area with a max eaves height of 8m (26ft). There is a sectional shutter door to the premises and ground floor glazing to staff areas. There is a new kitchen and W/C. The property has 3-phase power and all mains services. Externally there is onsite car parking, secure yard area.

ACCOMMODATION

Total **7,566 sq. ft. (703 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is immediately available upon new full repairing and insuring lease for a period to be agreed. Further details upon application.

RENT

£105,546 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the Chelmsford County Council for verification of the rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC Rating of B - 49

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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