TO LET

Industrial/Storage Unit
With Car Parking

756 sq. ft. (70 m²)

UNIT 9A, BADDOW PARK

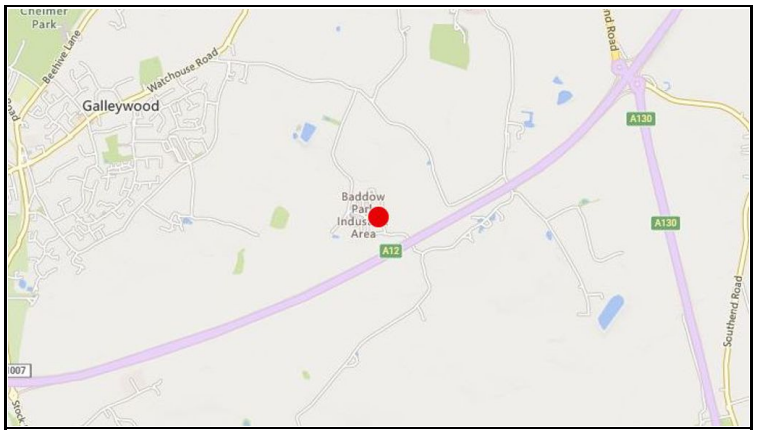
West Hanningfield Road, Great Baddow, Chelmsford, Essex, CM2 7SY



- **Established industrial location**
- **Part of Baddow Park Estate**
- **On site allocated car parking**
- **Close proximity to A12/A130**

KEMSLEY LLP
PROPERTY CONSULTANTS
01245 358988
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Kemsley LLP 113 New London Road, Chelmsford, Essex, CM2 0QT







LOCATION
Forming part of the Baddow Park Estate, an established industrial location.

Located in a strategic position offering excellent vehicular access to the A12 and A130.

Chelmsford city centre is approximately 3 miles to the north, offering excellent retail and leisure attractions to the area, together with Chelmsford train station with services to London Liverpool Street (approximately 35 minutes journey time).

DESCRIPTION
Baddow Park Industrial Estate offers a number of business units with on site allocated car parking.

Unit 9a is arranged as open plan accommodation with shared facilities on site.

ACCOMMODATION

Total	**756 sq. ft. (70 m²)**

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

TENURE
Offered by way of a new lease. All leases are outside of the Landlord & Tenant Act 1954, as amended.

RENT
£7,560 per annum exclusive.

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

BUSINESS RATES
The office suite has a rateable value of £6,200. Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of the rates payable.

SERVICE CHARGE
A service charge is applicable. Further details on application.

EPC
The suite has an EPC rating of E - 119.

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

ADMINISTRATIVE FEE
Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT
Strictly by appointment via sole agents:

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