

FOR SALE/TO LET

Office/Warehouse Premises

23,240 sq. ft. (2,159 m²)

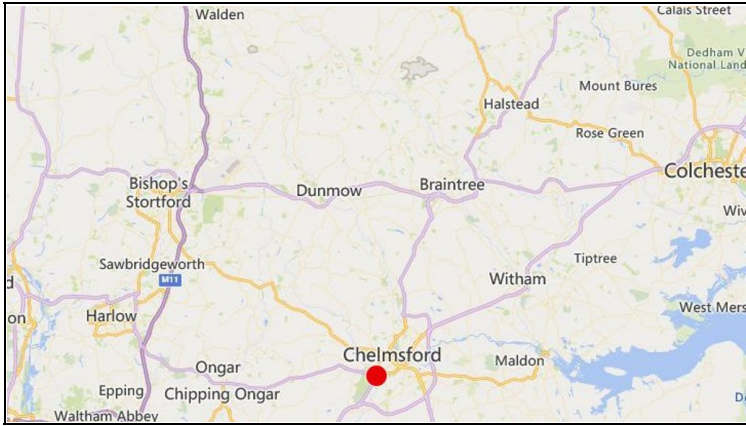
GREENBURY HOUSE

12 - 16 Tattersall Way, Widford Industrial Estate, Chelmsford, Essex,
CM1 3TU



- Self contained within a secure 1.36 acre site
- 46 parking spaces
- New lease terms
- Offices and warehouse
- Suitable for a variety of uses
- Established location





LOCATION

Tattersall Way is situated within the established Widford Industrial Estate, located approximately 1.5 miles to the south of the city centre and adjacent to the A14/Three Mile Hill, which provides vehicular access to the A12 (M25, London and Colchester) and M11 (Stansted airport/Harlow). Chelmsford Railway Station, located in the city centre, provides regular services to London Liverpool Street Station (approx. 30 minutes).

DESCRIPTION

Greenbury House consists of a purpose-built self-contained facility. Internally the property provides open plan & private offices at ground and first floor and clear warehouse accommodation. The offices have LED lighting and are air-conditioned. The warehouse space benefits from an eaves height of 20ft rising to 25ft 7" at its tallest point (6.2m - 7.85m). Access to the warehouse is via three electric shutter doors (1x full height, 2x half height). There is a diesel back-up generator (untested). Externally there is parking for 46 vehicles.

ACCOMMODATION

G/F (offices & warehouse)	15,499 sq. ft. (1,440 m ²)
First floor (offices)	7,739 sq. ft. (719 m ²)
Total	23,240 sq. ft. (2,159 m²)

Site area 1.36 acres (0.55 ha)

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

TERMS

A new full repairing and insuring lease is available for a term to be agreed. Alternatively, the property is available for sale freehold.

PRICE/RENT

On application.

VAT

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

BUSINESS RATES

The property has a Rateable Value of £275,000. Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of rates payable.

EPC

The property has an EPC Rating of 63 - C.

LEGAL FEES

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

CONTACT

Strictly by appointment via joint sole agents:

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Ref: AC2912/04.25/TAC



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