

TO LET

Industrial / Warehouse Unit

1,730 sq. ft. (161 m²)

UNIT 3 BUCKINGHAM COURT

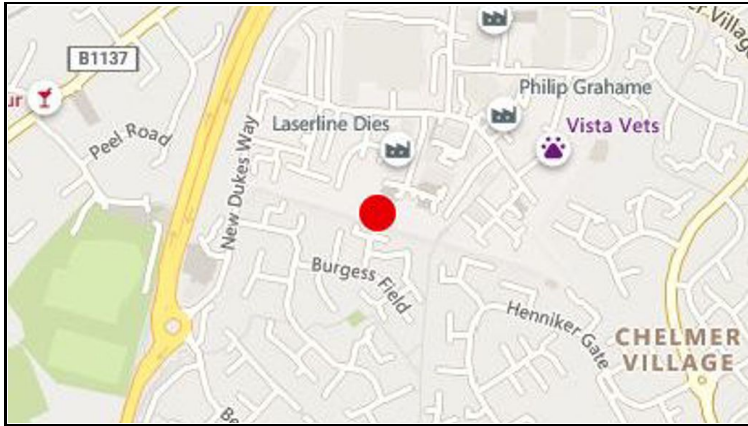
Dairy Road, Dukes Park Industrial Estate, Chelmsford, Essex, CM2 6XW



- Mid-terrace unit
- Maximum eaves height 7.36 m
- Three phase power
- Full height sectional shutter door
- Internal offices
- Four allocated parking spaces

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com



LOCATION

Buckingham Court is located within the established Dukes Park Industrial Estate, to the north east of Chelmsford City Centre. Buckingham Court is situated at the southern end of Dairy Road, accessed via Montrose Road from New Dukes Way - the main thoroughfare. Good access is provided to the A12, via the A138, which is located a short distance to the west of the property.

DESCRIPTION

Unit 3 Buckingham Court comprises a modern single storey mid-terraced industrial / warehouse / business unit. The property is arranged to provide warehouse area and offices. The Unit benefits from Three Phase Power (100 amps per phase), LED lighting throughout, 2 x W/C's & shower. Externally there is forecourt parking (4x spaces) with additional onsite allocated parking.

ACCOMMODATION

Total **1,730 sq. ft. (161 m²)**

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

TENURE

The property is immediately available on a new fully repairing and insuring lease for a term to be agreed.

RENT

£25,000 per annum exclusive.

VAT

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

BUSINESS RATES

From enquiries made of the Local Authority we are advised the premises has a rateable value of £19,750.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of D - 99.

LEGAL FEES

Each party to bear their own legal costs.

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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