

TO LET

Industrial/Warehouse unit with Yard
2,581 sq. ft. (240 m²)

UNIT 2 FIVE TREE WORKS INDUSTRIAL ESTATE

Bakers Lane, West Hanningfield, Chelmsford, Essex, CM2 8LD



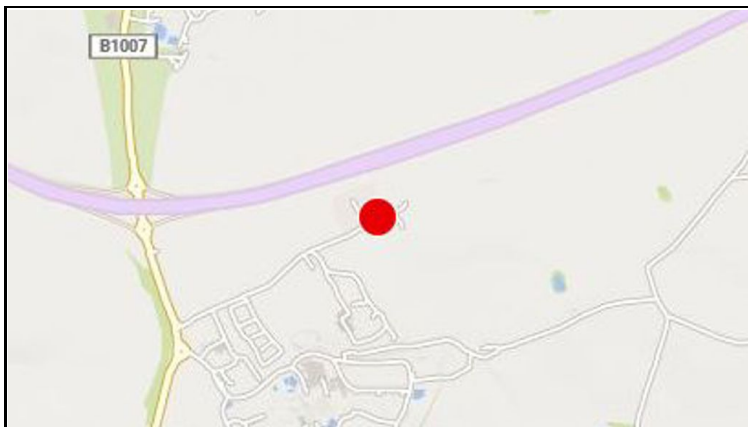
- Industrial/warehouse
- Electric shutter door
- Male/female W/Cs

- Internal offices
- Close to A12, Junction 16
- External yard/parking

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988

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LOCATION

The property is located on the established Five Tree Works Industrial Estate on the north side of Bakers Lane, approximately half a mile from J16 of the A12, via the B1007 Stock Road. The site lies approximately five miles to the south of Chelmsford and 0.5 miles from the A12, Junction 16.

DESCRIPTION

Unit 2 comprises an industrial/warehouse unit of steel frame construction with internal fitted offices, W/Cs and three phase power. The unit benefits from a yard/parking area to the front along with parking opposite.

ACCOMMODATION

Total **2,581 sq. ft. (240 m²)**

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

TENURE

The property is available from May 2026 on a new full repairing and insuring lease for a term to be agreed, to be excluded from the 1954 Landlord & Tenant Act, Part II. Details upon application.

RENT

£35,000 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 Valuation Office Agency we understand that the yard has a Rateable Value of £31,250. Interested parties are advised to make their own enquiries of Chelmsford City Council for further information.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC Rating of C : 75.

LEGAL FEES

Whilst each party is to bear their own legal costs, the Lessee is required to make a contribution of £1,000 plus VAT towards the Landlords legal costs whether or not the matter proceeds to completion.

CONTACT

Strictly by appointment via joint sole agents:

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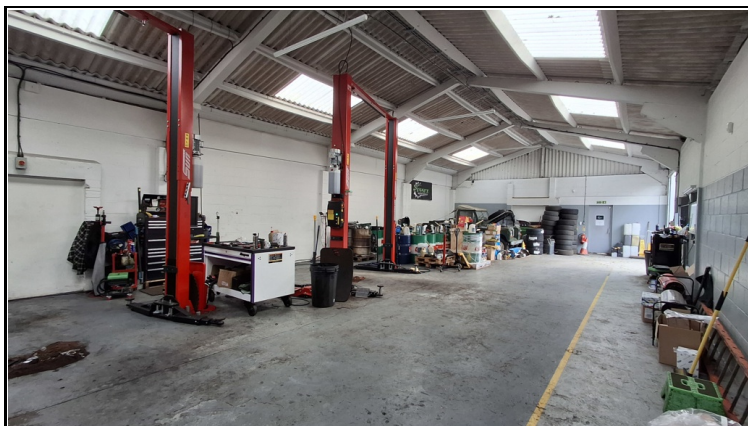
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