

FOR SALE

Industrial/Warehouse with Secure Yard

5,656 sq. ft. (525 m²) / 0.30 acre yard

UNIT 16, BOREHAM INDUSTRIAL ESTATE

Waltham Road, Boreham, Chelmsford, Essex, CM3 3AW



- Rare freehold opportunity
- Two bay workshop
- Income producing telecoms mast

- Warehouse/workshop/yard
- Not elected for VAT
- Close to A12, J19

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



LOCATION

The property is located at the southern end of Boreham Industrial Estate, accessed via the estate road from Waltham Road. Waltham Road provides vehicular access to the village of Boreham, to the south, A12, J19 and Chelmsford to the west, approximately 1.5 miles.

DESCRIPTION

Unit 16, Boreham Industrial Estate comprises a self-contained industrial/warehouse/workshop property, arranged to provide a two bay workshop with first floor offices and mezzanine, with secure yard. The property benefits from 3-phase power, three loading doors, part LED lighting, oil fired blower heater, W/C's and kitchenette. There is a telecoms mast located on the property and which we understand is held upon a 10-year lease at an annual rental of £1,750 exclusive. This is included within the sale.

ACCOMMODATION

Warehouse/workshop	5,302 sq. ft. (493 m ²)
First floor office	235 sq. ft. (22 m ²)
Mezzanine	121 sq. ft. (11 m ²)
Total	5,656 sq. ft. (525 m²)
Yard area	0.30 acres (0.12 hectares)

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

TENURE

The property is offered for sale upon freehold terms to include telecoms mast occupational lease (producing annual rent of £1,750 exclusive).

PRICE

£995,000 exclusive.

VAT

Whilst we are advised that the property has not been elected for VAT interested parties are advised to take professional advice.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the relevant local authority.

EPC

The unit has an EPC rating of D - 98.

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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