

TO LET

Secure Yard Space

0.52 Acres (0.21 Hectares)

YARD 8, FIVE TREE WORKS INDUSTRIAL ESTATE

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



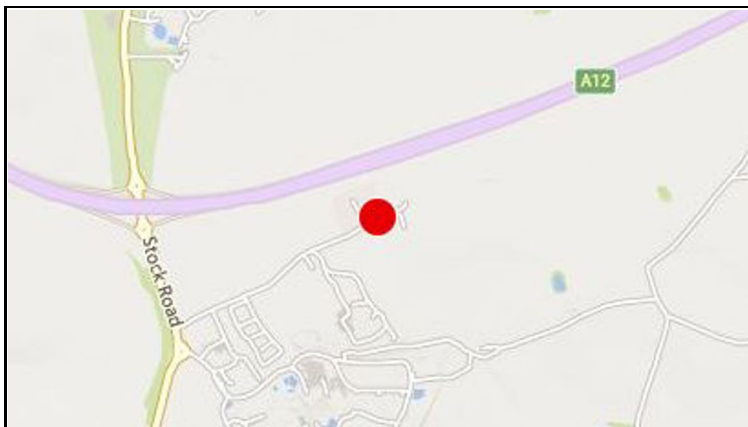
- Immediately available
- Secure surfaced yard
- Gated entrance

- Water & electric to property
- Multi-let estate
- Close to A12 / Chelmsford

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



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 the city of Chelmsford and 30 miles from the city of London.

DESCRIPTION

Yard 8, comprises a level, mostly regular shaped commercial yard, taken in concrete/hard standing and fenced to all boundaries. Access is via a gate from the estate road. The yard has electric and water.

ACCOMMODATION

Total 0.52 Acres (0.21 Hectares)

The above floor areas are approximate and have been measured via electronic mapping.

TENURE

The property is immediately available upon lease terms. Further details upon application.

RENT

Upon application.

VAT

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

BUSINESS RATES

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.

LEGAL FEES

Whilst each party to bear their own legal costs incurred in this transaction, both parties are to split the landlords 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:

Tim Collins

Tel: 01245 342042 / 07720 806194

Email: tim.collins@kemsley.com

Jake Iliffe

Tel: 01245 342043 / 07946 482998

Email: jake.iliffe@kemsley.com

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