TO LET

Industrial/Warehouse/Trade Counter

3,900 sq. ft. (362 m²)

5C MONTROSE ROAD

Dukes Park Industrial Estate, Chelmsford, Essex, CM2 6TE

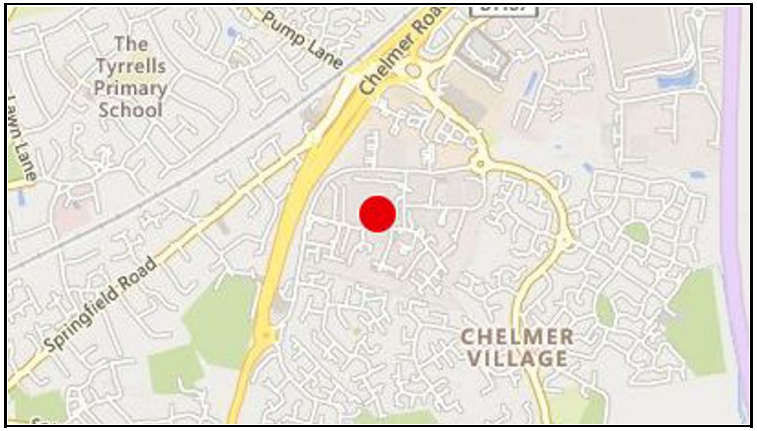
TO BE REFURBISHED



- To be refurbished
- Trade counter/warehouse
- New lease terms
- 8m max eaves height
- Forecourt loading & parking spaces
- Close to A12/Boreham Interchange

KEMSLEY LLP
PROPERTY CONSULTANTS
01245 358988
www.kemsley.com

Kemsley LLP 113 New London Road, Chelmsford, Essex, CM2 0QT







LOCATION

Unit 5C Montrose Road is located within Dukes Park Industrial Estate, situated approximately 1.5 miles to the north-east of Chelmsford City Centre and approximately 1.1 miles to the south-west of the Boreham Interchange/A12 Junction 19. The property is located at the junction with New Dukes Way, adjacent to existing trade occupiers Toolstation and ITS and opposite a Royal Mail sorting office.

DESCRIPTION

Unit 5C comprises a single storey industrial/warehouse/trade unit which is to be refurbished. The property is of steel portal frame construction and provides clear internal warehouse/workshop area with a max eaves height of 8m (26 ft). There is a sectional shutter door to the premises and ground floor glazing to staff areas. There is a kitchen and W/C. The property has 3-phase power and all mains services. Externally there is forecourt loading and car parking.

ACCOMMODATION

Ground floor	3,178 sq. ft. (295 m²)
First floor	722 sq. ft. (67 m²)
Total	**3,900 sq. ft. (362 m²)**

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

TENURE

The property is available upon new full repairing and insuring lease for a period to be agreed. Further details upon application.

RENT

£60,000 per annum exclusive.

VAT

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

BUSINESS RATES

The property has a Rateable Value of £45,250. Interested parties are advised to make their own enquiries of the Chelmsford City Council for verification of the rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned.

LEGAL FEES

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

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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