Unit 5B, Montrose Road, Dukes Park Industrial Estate, Chelmsford, CM2 6TE

To Let

Refurbished Industrial / Warehouse / Trade Unit Immediately Available

Unit 5B, Montrose Road, Dukes Park Industrial Estate, Chelmsford, CM2 6TE

Summary

- EPC: B (49)
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

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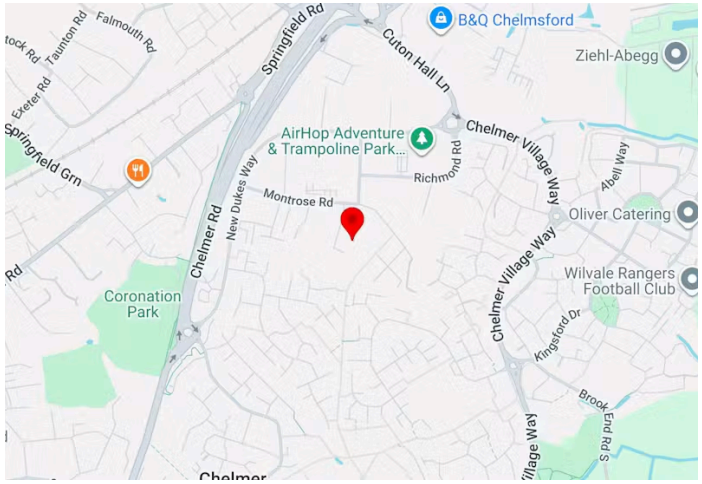

Description

Unit 5B Montrose Road is a modern warehouse that has been refurbished, the unit is of steel portal frame conduction under a pitched roof incorporating translucent roof lights. The single storey terraced warehouse/trade unit benefits from a secure yard with EV charging and 3-phase power.

Location

The unit is located within Dukes Park Industrial Estate, Chelmsford's largest 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. Montrose Road is located at the junction with New Dukes Way, adjacent to existing trade occupiers Toolstation and Europcar, and opposite a Royal Mail sorting office.
Across Dukes Park Industrial Estate there are a wide range of occupiers including warehousing and logistics, manufacture, cold-stores trade counters, vehicle sales and servicing and leisure. Occupiers currently present include: Royal Mail, DPD, Woodland Logistics, Leathams, Screwfix, MKM, Audi, Land Rover & Ford.

Accommodation

Description	sq ft	sq m
Warehouse	7,566	702.90
Total	**7,566**	**702.90**

Terms

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

Legal Costs

Each party to bear their own.

Service Charge & Building Insurance

There is a Service Charge applicable. The Landlord will insure the property, cost to be recovered from Tenant(s). Further details upon application.

Distances

Boreham Interchange / A12 Junction 19 - 1.1 miles - 5 minutes
Chelmsford City Centre - 1.5 miles - 6 minutes
Witham - 7.6 miles - 10 minutes
Basildon (via A130) & A127 - 11 miles - 20 minutes
Brentwood & M25 Junction - 14 miles - 20 minutes
London Stansted Airport - 15 miles - 26 minutes
Central London - 35 miles - 1hr 18 minutes
Port of Felixstowe - 37 miles - 1hr 20 minutes

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