

JLL

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

To Let

Industrial / Warehouse / Trade Counter

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

Summary

- Lease: New Lease

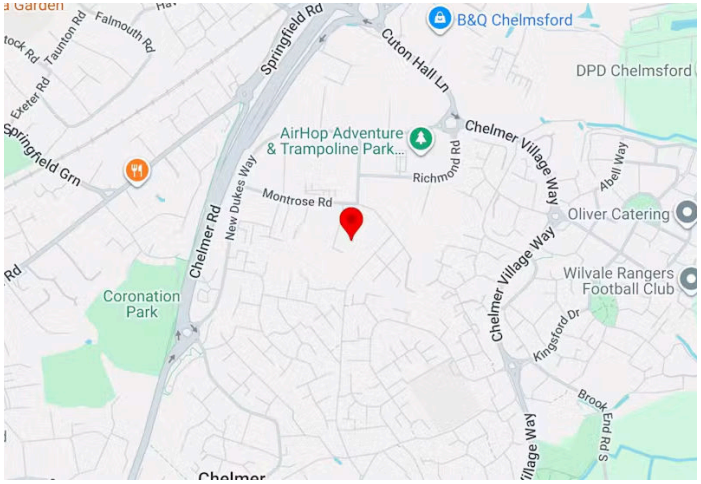
Contact & Viewings



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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.

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 Juncton 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.

Accommodation

Description	sq ft	sq m
Ground floor	3,178	295.25
First floor	722	67.08
Total	**3,900**	**362.33**

Terms

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

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 on of the rates payable.

Service Charge

A service charge is applicable. Further details on application.

Legal Fees

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

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