

TO LET

Industrial/Warehouse with Secure Compound

3,725 sq. ft. (346 m²)

UNIT/YARD 4 FIVE TREE WORKS INDUSTRIAL ESTATE

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

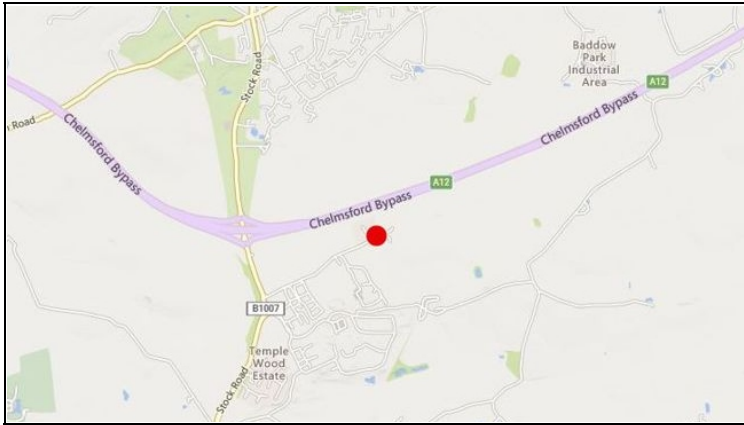


- Immediately available
- Gated entrance
- New lease terms

- Industrial/Warehouse and secure compound
- Additional 5,300 sq. ft. yard available
- Close to A12 / Chelmsford

KEMSLEY LLP
PROPERTY CONSULTANTS

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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

Unit/Yard 4 comprises an industrial/warehouse unit of portal frame construction with secure, gated compound area. The unit provides clear accommodation with shutter doors, internal W/Cs and three phase power. The compound is level and laid to concrete. There is also an additional yard/compound (Yard 6) totalling approx. 5,300 sq. ft. available via separate negotiation.

ACCOMMODATION

| | |
|--------------|--|
| Unit 4 | 3,724 sq. ft. (346 m ²) |
| Yard 4 | 1,850 sq. ft. (172 m ²) |
| Total | 3,725 sq. ft. (346 m²) |

TENURE

The property is immediately available upon a new full repairing and insuring lease for a term to be agreed, to be excluded from the 1954 Landlord & Tenant Act, Part II. Details upon application.

RENT

£42,500 per annum exclusive.

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.

EPC

The property has an EPC Rating of C : 69.

LEGAL FEES

Whilst each party is to bear their own legal costs, the Lessee is required to make a contribution of £1,000 plus VAT towards the Landlords legal costs whether or not the matter proceeds to completion.

CONTACT

Strictly by appointment via joint sole agents:

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