

TO LET

Class E Light Industrial Units

1,940 - 3,920 sq. ft. (180 - 364 m²)

UNITS 4 & 5 BREWERY FIELDS

Off Church Street, Great Baddow, Chelmsford, Essex, CM2 7LE



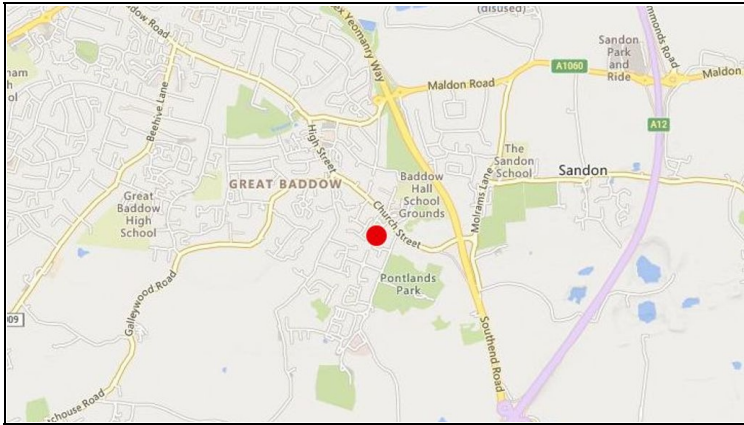
- Available separately or combined
- Full height shutter doors
- Internal offices

- New lease terms
- 5,500 sq. ft yard/compound separately available
- Available from August 2025

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



LOCATION

Brewery Fields is a multi-let industrial estate, located off Church Street to the east of Great Baddow. Church Street is accessed via the A1114 Southend Road to the east (from the A12) and B1009 Baddow Road/High Street to the west (from Chelmsford).

DESCRIPTION

The available accommodation comprises a pair of little industrial/business/Class E units, available separately or combined. Each provides ground floor warehouse/workshop & offices & WC. There are mezzanine floors to both. There is 3-phase power and mains services to both units. The properties have B1 Business planning consent, appropriate for light industrial use. There is a secure yard/compound of approx. 5,500 sq. ft on site which is available for £5,000 per annum exclusive, and via separate negotiation.

ACCOMMODATION

Unit 4

Ground Floor	1,783 sq. ft. (166 m ²)
First Floor Office	197 sq. ft. (18 m ²)

Unit 5

Ground Floor	1,702 sq. ft. (158 m ²)
First Floor Office & Mezzanine	239 sq. ft. (22 m ²)

Combined Total: 3,920 sq. ft. (364 m²)

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

TENURE

The properties are available from August 2025 on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed.

RENT

Separately £25,000 per annum exclusive.

Combined £47,500 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

Unit 4: EPC Rating of 106 - E.

Unit 5: EPC Rating of 86 - D.

LEGAL FEES

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

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

Ref: AC2899/02.25/TAC



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



KEMSLEY
LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.