# **Unit 8, Trade City**

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





\*Indicative image

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## **Key Highlights**

- 5,632 ft<sup>2</sup> (523 m<sup>2</sup>)
- Class E (Commercial, business and service uses) B2 & B8 Use
- Electrically operated roller shutter door
- Fully Fitted Office Accommodation
- BREEAM Very Good Rating

SAVILLS CHELMSFORD Parkview House, Victoria Road South Chelmsford CM1 1BT

01245 293216





#### Location

Trade City Chelmsford is located on Montrose Road, within Dukes Park Industrial Estate which is regarded as the premier industrial/warehousing location within Chelmsford. Dukes Park Industrial Estate is excellently positioned adjacent to the A12 to the immediate south of Boreham Interchange, and approximately 2 miles to the east of Chelmsford city centre. The scheme also offers excellent access to the regional and national motorway network.

#### Description

The property comprises a modern terraced industrial unit on a development of 11 units constructed in 2020 by Kier. The unit comprises of an open plan industrial/warehouse area at ground floor level with electric loading door and disabled toilet/shower. There is a staircase rising to an open plan office at first floor level. The property has a floor loading of 37.5 K/Nm<sup>2</sup> and an eaves height of 6.5m. Externally there is forecourt loading and 4 allocated car parking spaces, together with an EV charging point on the front elevation of the unit and PV panels on the roof.

### EPC

The property has the following Energy Performance Rating:

A:16

**EPC Register** 

#### **Business Rates**

From Internet Enquiries made of the Valuation Office Agency (<u>www.voa.gov.uk</u>) website we understand that the for the year April 2024/2025 the property has a Rateable Value of £61,500. Uniform Business Rates are currently payable at the rate of 54.6p in the £.

Therefore rates payable is £33,579pa

#### **Service Charge**

The Tenant will be responsible for reimbursing the Landlord on a proportional basis the cost of maintaining the common parts of the Estate.

#### **Buildings Insurance**

The tenant is to reimburse the Landlord at a cost of the annual buildings insurance premium.

#### Services

Mains drainage, water, gas and electricity are believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers.

#### Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition.

#### Terms

The unit is available on a new Full repairing & Insuring (FRI) lease for a term by negotiation at a rental of £81,664pax (£14.50 psf) which is exclusive of VAT and is to be payable quarterly in advance.

### Legal Costs

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

#### Anti Money Laundering

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

### Viewing and further information

Strictly by prior appointment with the Joint Lettings Agent:

Savills Chelmsford:	Mike Wilson <u>mike.wilson@savills.com</u> M: 07880 378174
Cushman & Wakefield:	Chris Knight chris.c.knight@cushwake.com M: 07872 822 528

Harwin Property Consultants: Daniel Harness daniel@harwinproperty.co.uk M: 07887 058676





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