

# M Chelmsford

New Street, Chelmsford, Essex, CM1 1UQ

TO LET / FOR SALE

78,992 SQ FT  
(7,338 SQ M)



AVAILABLE Q2 2024

DETACHED, SELF-CONTAINED PRIME URBAN LOGISTICS  
BUILDING TOTTALLING 78,992 SQ FT IN THE HEART OF CHELMSFORD CITY

ALTERNATIVE USES WILL BE CONSIDERED

M<sup>®</sup>Core


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New Street, Chelmsford, Essex, CM1 1UQ

 Chelmsford Station  
10 min walk

 greateranglia  
London Liverpool Street  
33 mins  
(from Chelmsford Station)

 Chelmsford City Centre  
5 min walk

 Riverside Leisure Centre  
8 min walk

M Chelmsford comprises a detached, self-contained prime urban logistics building within walking distance of extensive retail and leisure facilities and Chelmsford mainline railway station. The A12 is easily accessible and links with the M25 (J28) and the wider motorway network.

The building is to be extensively refurbished to include the installation of various ESG measures such as LED lighting throughout, a photovoltaic system and EV chargers for significant energy cost savings and emissions reduction.

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B1008 / NEW STREET

BROOK STREET



# Specification

M Chelmsford benefits from the following specification:

## Warehouse:

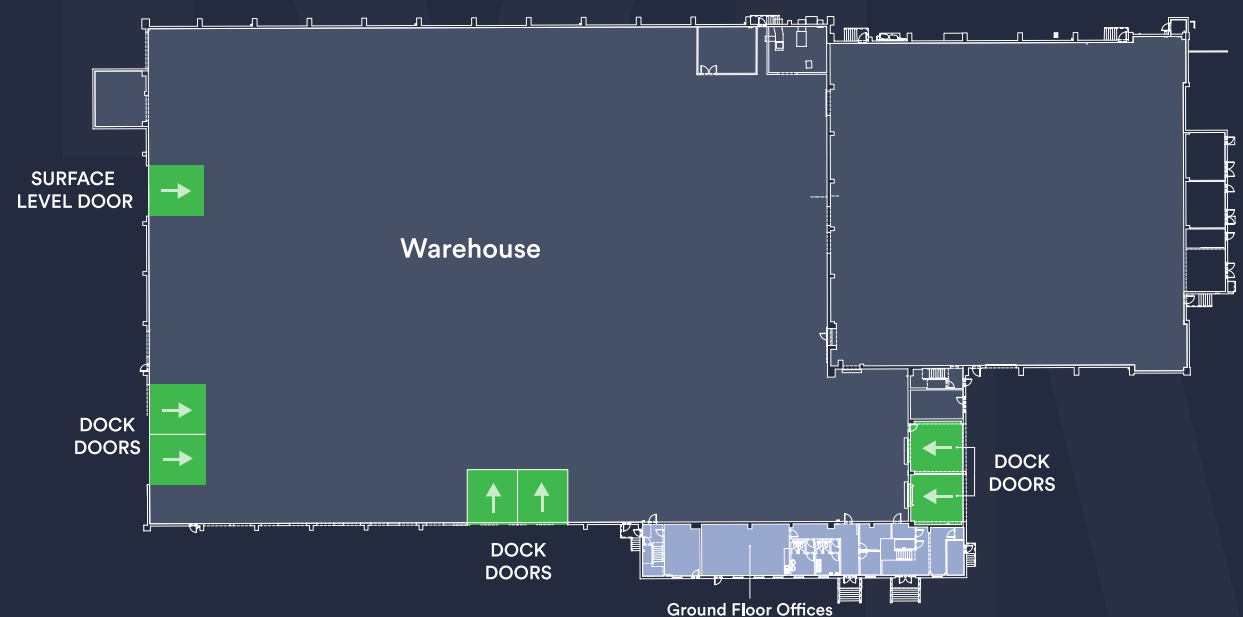
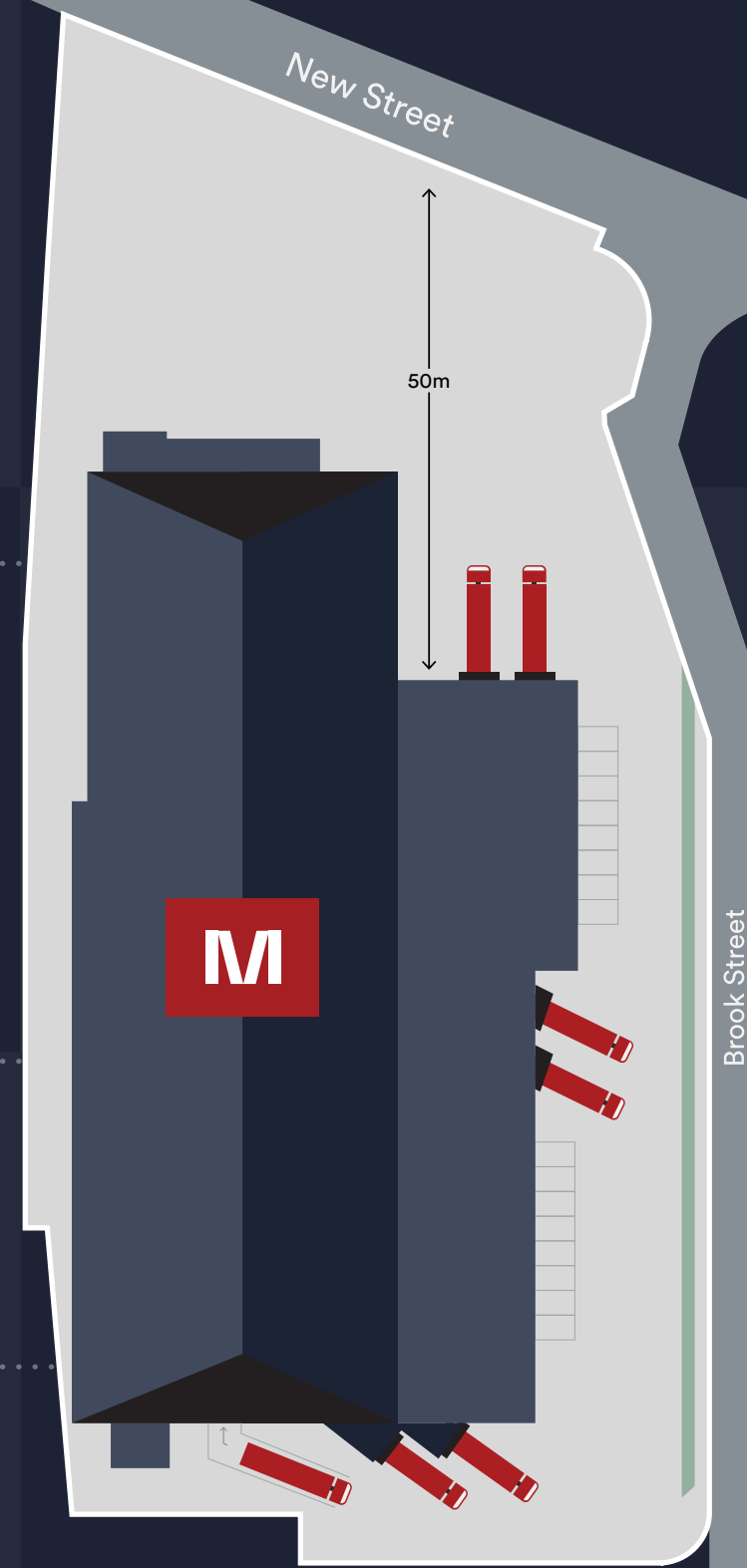
-  Min eaves height 10.2m for the main warehouse
-  LED High Level Lighting
-  6 x docks and 1 surface level loading door
-  1 MVA Power Supply

## External:

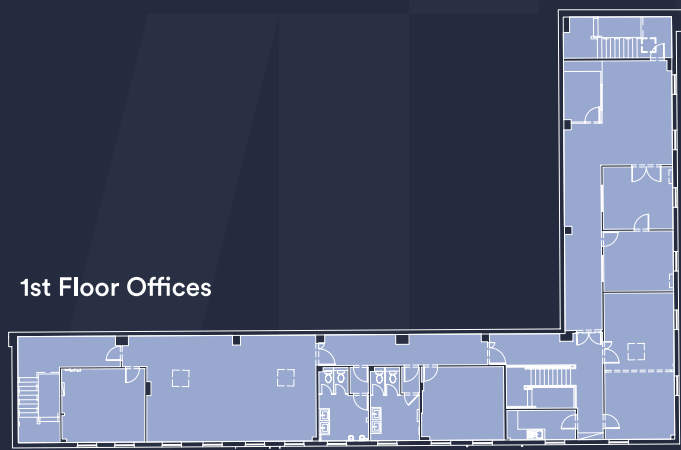
-  New Insulated Roof Covering
-  Minimum 38 car parking spaces
-  50m Secure Yard Depth
-  EV Charging Points
-  Fully Secured Site
-  Photovoltaic Panels 135 kwp
-  Site Area of 3.47 Acres
-  Two Points of Access

## Offices / Internal:

-  Ground & 1st Floor Office Accommodation
-  WCs and Showers
-  Heating / Cooling
-  Targeting EPC B



Floor Plans



## Accommodation

	Sq m	Sq ft
Warehouse & Ground Floor Offices	6,954	74,852
1st Floor Offices	385	4,141
<b>TOTAL</b>	<b>7,339</b>	<b>78,993</b>

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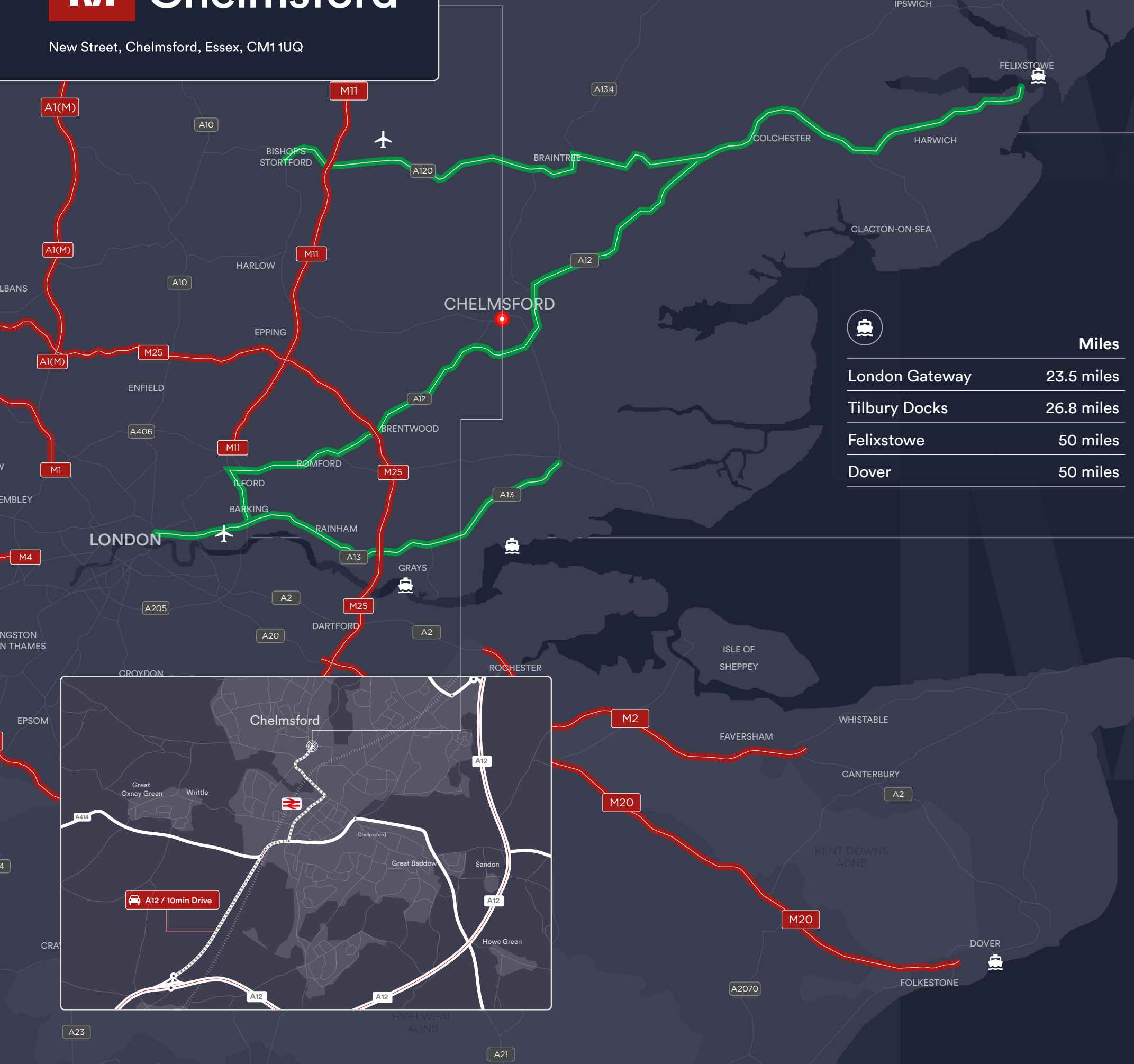


## EPC

Available on request.

## Rent

Price on application.



	Miles
London Gateway	23.5 miles
Tilbury Docks	26.8 miles
Felixstowe	50 miles
Dover	50 miles



	Miles
Stansted	18 miles
London City	37 miles
London Luton	47.6 miles
Gatwick	60 miles
Heathrow	66 miles



	Miles
A12	2.8 miles
A27	13 miles
M11 (7)	16.7 miles
M25 (J28)	13.4 miles
Ipswich / A14	40 miles
Central London	47 miles

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