

**TO LET**

**Refurbished\* Industrial/Warehouse**

45,477 sq. ft. (4,225 m<sup>2</sup>)

**UNIT 7, LONEBARN LINK**

Springfield Business Park, Chelmsford, Essex, CM2 5AR

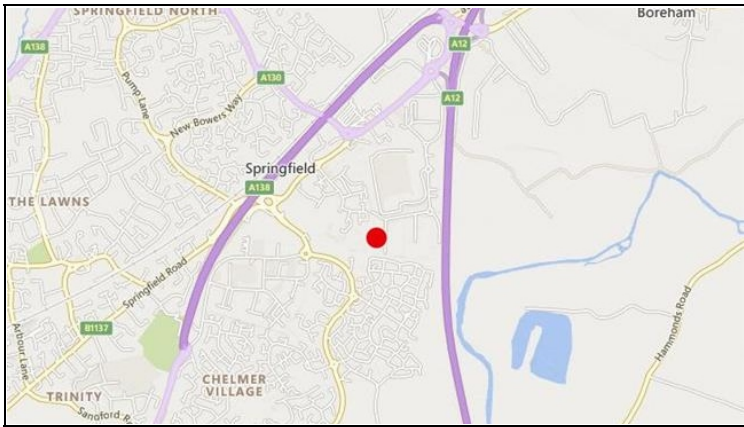


- Available early 2024
- Refurbishment underway
- Warehouse, office and yard

- Clear height of 8.5m
- 5 x surface loading doors, 2 x dock level loading doors
- Established estate, adjacent to A12

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01245 358988**  
[www.kemsley.com](http://www.kemsley.com)



#### LOCATION

Springfield Business Park is located on the north-east side of Chelmsford, adjacent to the A12 via the Boreham Interchange. The A12 provides dual carriageway connection to the M25 (J28) and east London, together with the A14 and East Coast Ports of Harwich and Felixstowe. There is also access to the A130 nearby which provides connections to the A120 and Stansted airport, M11 (J8) together with the A13 and the Thames ports of London Gateway and Tilbury. Existing occupiers on Springfield Business Park include: Aldi, Royal Mail, DPD, Parcel Force, Edmondson Electrical and Network Rail.

#### DESCRIPTION

7 Lonebarn Link comprises a single-storey industrial/warehouse/logistics premises, arranged to provide warehouse/workshop and offices/reception at ground floor with open plan offices at first floor. The property benefits from maximum eaves height of 8.5m, 5 x surface loading doors and 2 x dock level loading doors. Internally, there are WCs and a lift. Externally, there is a secure yard and parking. The property is being refurbished. It is anticipated that works will complete by end January 2024.

#### ACCOMMODATION

Ground Floor	42,677 sq. ft. (3,965 m <sup>2</sup> )
First Floor Offices	2,800 sq. ft. (260 m <sup>2</sup> )
<b>Total</b>	<b>45,477 sq. ft. (4,225 m<sup>2</sup>)</b>

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

#### TENURE

The property is available upon the basis of a new full repairing and insuring lease for a term to be agreed.

#### RENT

£640,000 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

To be assessed.

#### LEGAL FEES

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

#### CONTACT

Strictly by appointment via joint agents:

Tim Collins

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Jeffrey Prempeh

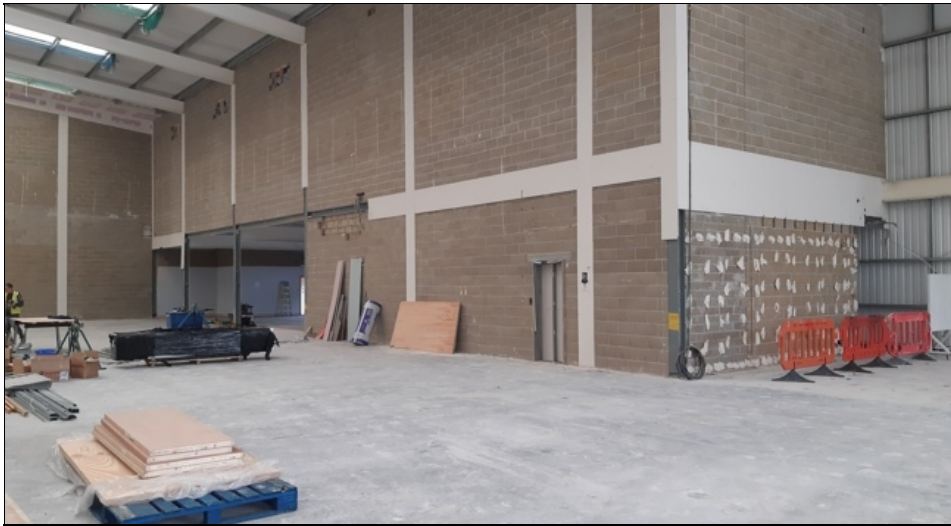
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