

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



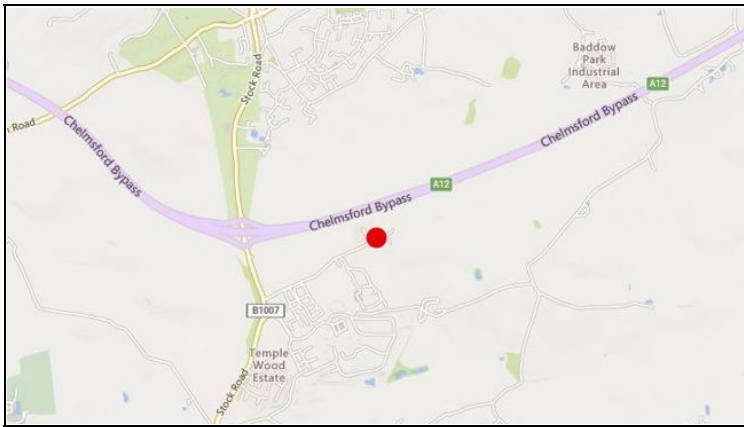
- Immediately available
- Gated entrance
- Multi-tenanted estate

- Industrial/Warehouse and secure compound
- New lease terms
- Close to A12 / Chelmsford

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



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.

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

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

CONTACT

Strictly by appointment via joint sole agents:

Tim Collins

Tel: 01245 342042 / 07720 806194

Email: tim.collins@kemsley.com

Mr Daniel Wink

Tel: 01268 540771

Email: d.wink@glenny.co.uk

Ref: AC2817/03.24/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.