UNIT 14 TATTERSALL WAY 6,605 SQ FT INDUSTRIAL/WAREHOUSE/ TRADE UNIT TO LET

FOR 4158E 0800 043 2742





CIP CHELMSFORD INDUSTRIAL PARK

DESCRIPTION

Tattersall Way comprises two terraces of single storey industrial/ warehouse units, each of steel portal frame construction, Unit 14 was refurbished in Februrary 2024. Each unit is arranged to provide clear warehouse / workshop area is accessed via a full height shutter door to the front elevation with first floor offices. To the front of each terrace there are concrete forecourts, loading and car parking.

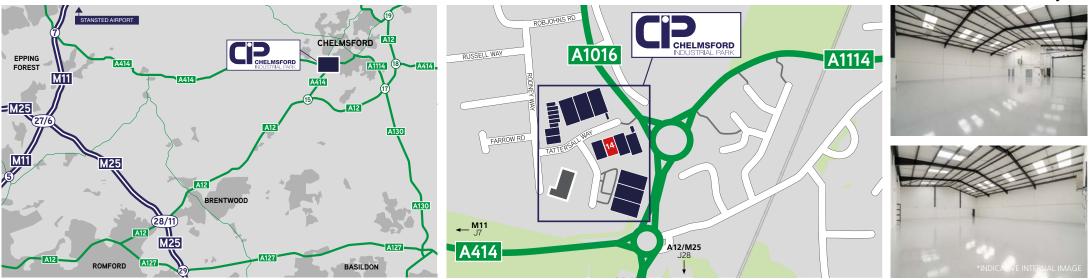
LOCATION

Tattersall Way is located within the established Chelmsford Industrial Park which forms part of the Widford Industrial Estate situated to the south west of Chelmsford city centre.

Via the A414, to the immediate south of the estate good road access is provided to the A12 and the M25, Junction 28; and to the M11; Junction 7.



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ACCOMMODATION

Unit	Tenant	sq ft
9	Currock Engineering Company Limited	11,941
10	Currock Engineering Company Limited	11,809
11	Currock Engineering Company Limited	12,698
12	Illuminati Lighting UK Limited	8,593
13	Chelmsford Gymnastics Limited	7,714
14	Available	6,605
15	Under Offer	6,604
16	DFS Trading Limited	36,422

SPECIFICATION

The unit benefits from:

- Electric shutter door
- Three phase power
- Parking and loading to front
- Eaves height 5.7m rising to 7.8m
- Internal offices 703 sq ft first floor
- EPC B-28

TERMS

Unit 14 is immediately available upon new fully repairing and insuring lease terms: further details upon application.

RENT

Upon application.

SERVICE CHARGE

Upon application.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the Local Authority, Chelmsford City Council.

LEGAL FEES

Each party to bear their own legal costs incurred.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

VIEWING

Viewing strictly by prior appointment with the sole agent:

PRODUCED BY CORMACK



Tim Collins tim.collins@kemsley.com 07720 806 194

MISREPRESENTATION ACT 1967: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients give guarantee its accuracy nor is it intended to form any part of any contact. VAT, service charge and internal unit area are approximate. Units have been measured upon an approximate gross internal basis. CUSTOMER PROTECTION REGULATIONS: It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website. March 2024.