

# FOR SALE

## INDUSTRIAL/WAREHOUSE/TRADE PREMISES

17,220 ft<sup>2</sup> (1,600 m<sup>2</sup>) GIA. Total site area 1.55 acre (0.62 ha)



A12/BOREHAM INTERCHANGE

A138

CHELMSFORD CITY CENTRE



CHELMSFORD BUSINESS PARK



Topps Tiles



- RARE OPPORTUNITY
- SUITED TO A VARIETY OF USES
- CLOSE TO A12 JUNCTION
- STEEL PORTAL FRAME BUILDING

CUTON HALL LANE, DUKES PARK INDUSTRIAL ESTATE, CHELMSFORD, ESSEX CM2 6PB

# DESCRIPTION

savills

KEMSLEY<sup>LLP</sup>  
PROPERTY CONSULTANTS

01245 358988  
www.kemsley.com



Photo taken in Sept 2021

The available property comprises a single storey industrial/warehouse unit of steel portal frame construction. Internally the property provides clear internal space with an element of ground floor offices and staff facilities. There is a first floor mezzanine arranged as offices and stores.

The property has numerous full height shutter doors to front and rear elevations. Externally the property benefits from a secure, usable yard area of approximately one acre. The property has an eaves height of 4.8m and an internal ridge height of 8.25m, three phase power and all mains services.



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# LOCATION



The property is situated on Cuton Hall Lane, on the edge of Dukes Park Industrial Estate, to the northeast of Chelmsford city centre. The property is immediately adjacent to Chelmsford's Audi dealership and opposite B&Q. There are further trade, motor dealership, retail and leisure operators within close proximity, including Topps Tiles, Lookers Land Rover and Longacres garden centre. Dukes Park industrial estate is Chelmsford's largest industrial area and comprises a wide range of industrial, logistics, trade and warehouse occupiers.

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# ACCOMMODATION & EPC



## Accommodation

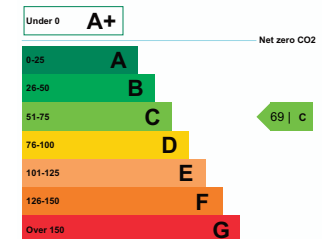
Ground floor	15,515 ft <sup>2</sup>	(1,441 m <sup>2</sup> )
First Floor	1,705 ft <sup>2</sup>	(158 m <sup>2</sup> )
<b>Total</b>	<b>17,220 ft<sup>2</sup></b>	<b>(1,600 m<sup>2</sup>)</b>
Total Site Area	1.55 acre	(0.62 ha)
Yard Area	1.00 acre	(0.40 ha)

The above floor areas are approximate and have been measured on a gross internal basis with site/yard areas scaled from Promap.

## EPC

The property has an EPC rating of 69-C.

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).



# TERMS & ENQUIRIES



## TENURE

The property is offered for immediate sale upon freehold terms.

## PRICE

Guide price upon application.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We are advised that the property has been elected for VAT.

## BUSINESS RATES

Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of the rates payable.

## LEGAL FEES

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



## CONTACT & VIEWING

Strictly by appointment via joint sole agents:

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Messrs. Kemsley LLP, for themselves and for the owners of this property whose agents they are, give notice that these particulars provide a general guide to the development which is offered subject to contract and availability. These particulars do not constitute an offer or contract or any part of an offer or contract. We (and anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor, lessor or assignor). An intending purchaser, lessee or assignee must by inspection or otherwise satisfy himself as to the correctness of the statements contained in these particulars. All negotiations must be conducted through the sole agents, Kemsley LLP. Under the Finance Act 1989, VAT may be applicable at the standard rate. All photos were taken in Sept 2021. Brochure accurate as of April 2024. Ref: AC2610

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