

**TO LET**

**Motor Dealership/Industrial/  
Warehouse/Trade Premises**

15,231 sq. ft. (1,415 m<sup>2</sup>)

**UNIT 10**

Bilton Road Industrial Estate, Chelmsford, Essex, CM1 2UP



- City centre location
- Established industrial estate
- Currently motor vehicle dealership

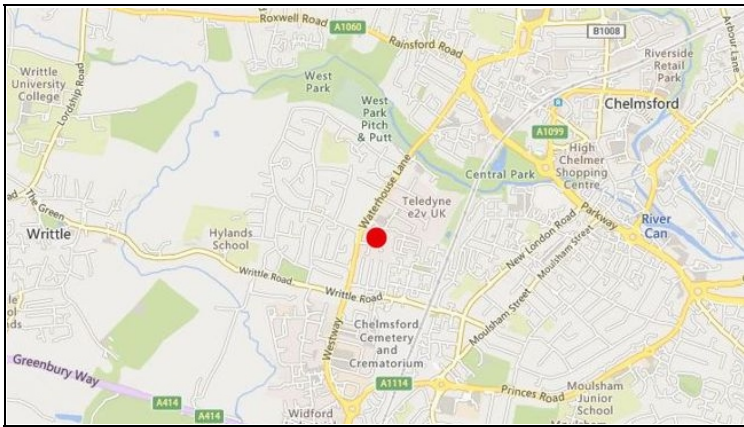
- Clear warehouse/workshop area
- Three full height shutter doors
- Available upon Assignment or Sub-Lease terms

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01245 358988**

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## LOCATION

Bilton Road Industrial Estate is an established trading estate located off Waterhouse Lane, to the west of Chelmsford city centre. Existing tenants include Nissan, Peugeot and Renault vehicle dealerships, plus other commercial occupiers. Via Westway and the A14 to the south, there is road access to the A12, M11 and M25. Chelmsford railway station is approximately 0.6 miles to the north east.

## DESCRIPTION

The property comprises a single storey industrial/warehouse of steel portal frame construction, refurbished in 2019. The property benefits from three loading doors, internal office, W/C's and three phase power. Externally the forecourt/yard totals approximately 14,000 sq. ft/0.32 acres/provides parking for approximately 90 cars. The property has planning permission as a motor vehicle dealership/service/MOT centre. Interested parties are advised to contact Chelmsford City Council Planning Department regarding potential alternative uses.

## ACCOMMODATION

**Total** **15,231 sq. ft. (1,415 m<sup>2</sup>)**

## TENURE

The property is available due to relocation, via an Assignment of the existing 10-year lease from December 2019, or upon new Sub-Lease terms for a period to be agreed.

## PLANNING

The property has planning permission as a motor vehicle dealership/service/MOT centre. Interested parties are advised to contact Chelmsford City Council Planning Department regarding potential alternative uses.

## RENT

On application.

## VAT

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

## BUSINESS RATES

The property has a Rateable Value of £119,000. 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 - 71.

## LEGAL FEES

Whilst each party to bear their own legal costs incurred in this transaction, the Landlords reasonable legal costs are to be split between parties.

## CONTACT

Strictly by appointment via sole agents:

Tim Collins

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Ref: AC2839/05.24/TAC



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