

FOR SALE / TO LET

Concrete Surfaced Secure Yard

1.6 Acres (0.65 Hectares)

50 MONTROSE ROAD

Dukes Park Industrial Estate, Chelmsford, Essex, CM2 6TX



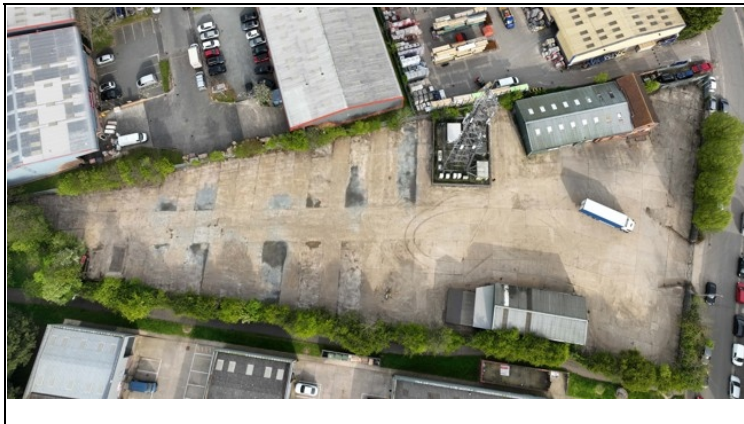
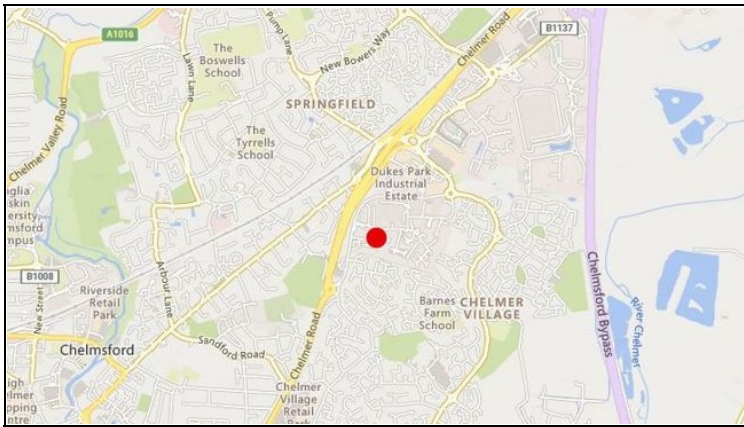
- Concrete surface, secure yard
- Workshops & offices included
- Located within established industrial estate

- Dual access from Montrose Road
- Immediately available
- 1.3 miles to A12, J19

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PROPERTY CONSULTANTS

01245 358988

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LOCATION

Dukes Park Industrial Estate is located to the north east of Chelmsford city centre, and approximately 1.3 miles to the south of the A12, J19 accessed via the A138 or Colchester Road. The property is situated to the eastern end of Montrose Road, opposite Chelmsford Trade City and adjacent to Grafton Place.

DESCRIPTION

The property comprises a level, concrete surfaced yard, secure to all boundaries with dual access gates from Montrose Road. There are basic workshops and a two storey office building onsite. We are advised that the property has 3-phase power, mains water and interceptors/drains. There is a telecoms mast onsite which will remain insitu.

ACCOMMODATION

Warehouse & office	5,069 sq. ft. (471 m ²)
Warehouse #2	1,628 sq. ft. (151 m ²)
Stores	261 sq. ft. (24 m ²)
Yard office	310 sq. ft. (29 m ²)
Total yard area	1.6 Acres (0.65 Hectares)

TERMS

The property is offered for sale upon freehold terms or upon a new full repairing and insuring lease for a term to be agreed, to be excluded from the provisions of Tenure of Security of the 1954 Landlord & Tenant Act, Part II.

PRICE / RENT

£4,000,000 exclusive / £275,000 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.

EPC

The property has an EPC rating of 103 - E.

LEGAL FEES

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

CONTACT

Strictly by appointment via joint sole agents:

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