

**TO LET**

**Industrial/Warehouse & Yard**

3,820 sq. ft. (355 m<sup>2</sup>)

**UNIT/YARD 11 & 12, FIVE TREE WORKS INDUSTRIAL  
ESTATE, BAKERS LANE, WEST HANNINGFIELD,  
Chelmsford, Essex, CM2 8LD**

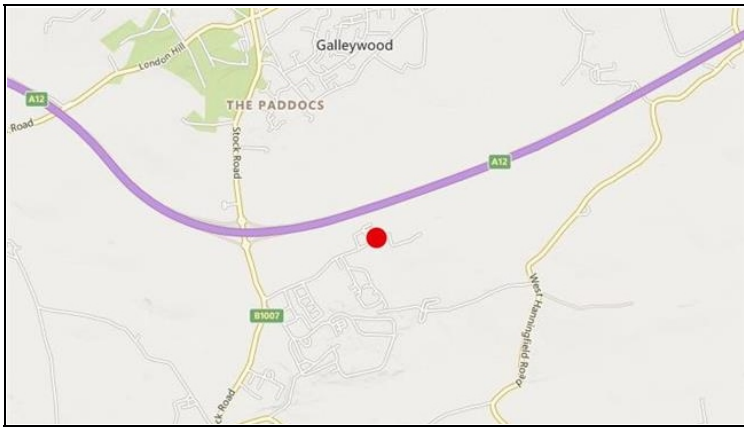


- Immediately available
- Gated entrance
- Multi-tenanted estate
- Industrial/Warehouse and secure yard
- New lease terms
- Close to A12 / Chelmsford

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01245 358988**  
[www.kemsley.com](http://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 11 & 12 comprises an industrial/warehouse unit of portal frame construction with secure, gated yard area. The unit provides clear accommodation with shutter doors, internal W/Cs and three phase power. The yard is level and laid to concrete.

#### ACCOMMODATION

Unit 11 & 12	3,817 sq. ft. (355 m <sup>2</sup> )
Yard 11 & 12	11,009 sq. ft. (1,023 m <sup>2</sup> )
<b>Total</b>	<b>3,820 sq. ft. (355 m<sup>2</sup>)</b>

#### 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

£65,000 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.

#### SERVICE CHARGE

A service charge is applicable. Further details on application.

#### EPC

An EPC has been commissioned.

#### LEGAL FEES

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

#### CONTACT & VIEWING

Strictly by appointment via joint sole agents:

Tim Collins, Kemsley LLP  
 Tel: 01245 342042 / 07720 806194  
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Ref: AC2740/01.23/TAC



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