

TO LET

Industrial/Warehouse

9,005 sq. ft. (837 m²)

UNIT 5 BILTON INDUSTRIAL ESTATE

Bilton Road, Chelmsford, Essex, CM1 2UP

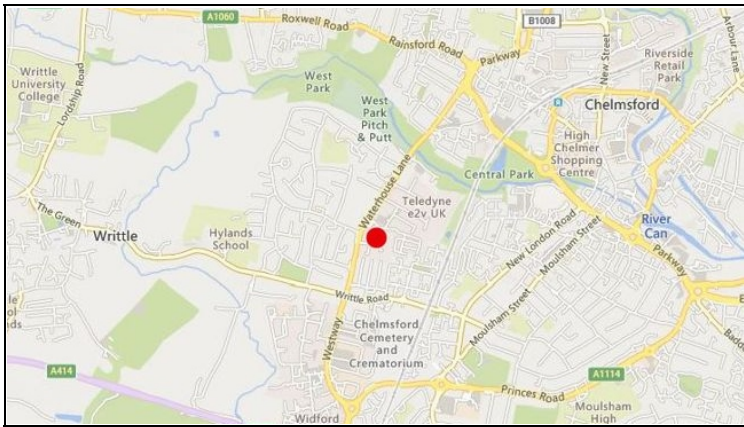


- Self-contained unit
- Warehouse & offices
- Parking & secure yard

- Established estate
- Sublease until May 2027 - Assignment considered
- City centre location

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com



LOCATION

Bilton Industrial Estate is situated in Chelmsford city centre, off Bilton Road; accessed via Waterhouse Lane (A1015) from Westway. Unit 5 is located at the north east corner of the estate, which comprises a range of similar units, many currently occupied by motor vehicle dealerships/workshops.

DESCRIPTION

Unit 5, Bilton Industrial Estate comprises a self-contained single storey industrial/warehouse arranged to provide ground floor warehouse/workshop with offices, W/C's, reception and kitchen. Externally there is a secure yard/car park. The property benefits from two full height shutter doors, 3-phase power and all mains services.

ACCOMMODATION

Ground floor	9,006 sq. ft. (837 m ²)
Total	9,005 sq. ft. (837 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TERMS

The property is available upon new sub-lease terms, to expire May 2027, and to be granted outside the provisions of Tenure of Security of the 1954 Landlord & Tenant Act, Part II. Alternatively and subject to covenant, by way of assignment of an existing full repairing and insuring lease which we understand expires in May 2032, and incorporates Tenant's Option to Determine in May 2027.

RENT

On application.

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

The unit has an EPC Rating of 87 - D.

LEGAL FEES

Whilst each party to bear their own legal costs incurred in this transaction both parties are to contribute to the landlord's reasonable legal costs.

CONTACT

Strictly by appointment via sole agents:

Tim Collins

Tel: 01245 342042 / 07720 806194

Email: tim.collins@kemsley.com

Ref: AC2790/10.23/TAC



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