

# TO LET – Chelmsford

## Industrial Unit/Workshop/Warehouse

### 838sq ft (77.88sq m)

### Walking distance from station & city centre



## Unit 11 Eckersley Road Industrial Estate Regina Road CM1 1SL

### DESCRIPTION:

Unit 11, approximate size 838ft<sup>2</sup> (77.85m<sup>2</sup>), located on the Eckersley Road Industrial Estate is a mid-terrace single storey industrial/warehouse building of steel frame and brick construction under lined insulated roof incorporating translucent roof light panels with an eaves height of approx 12ft. EPC B38.

- 3 phase electricity (not tested)
- Gas (not tested)
- Roller shutter door
- Pedestrian door
- 2 WCS

**RENT:** £1,118pcm plus VAT and service charge if applicable.

**RATEABLE VALUE:** £11,000 nil rates payable for eligible tenant

### LOCATION:

Eckersley Road Industrial Estate is located off Victoria Road diagonally opposite the Riverside Leisure Centre and next to the Riverside Retail Park. The City Centre and Chelmsford Railway Station (London Liverpool Street approx 35mins) are within a few minutes walk.

### TERMS AND CONDITIONS:

Available on a new full repairing and insuring lease on terms to be agreed - We understand the property is connected to mains water, drainage. Interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all those serving the property including IT and telecommunication links.

### PARKING:

2 allocated parking spaces. Long and short term parking available close by.

**LEGAL COSTS:** Each party to pay their own legal costs

**VIEWING:** By appointment with Robert Dewar Associates

### 204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

**DISCLAIMER:** No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.

