

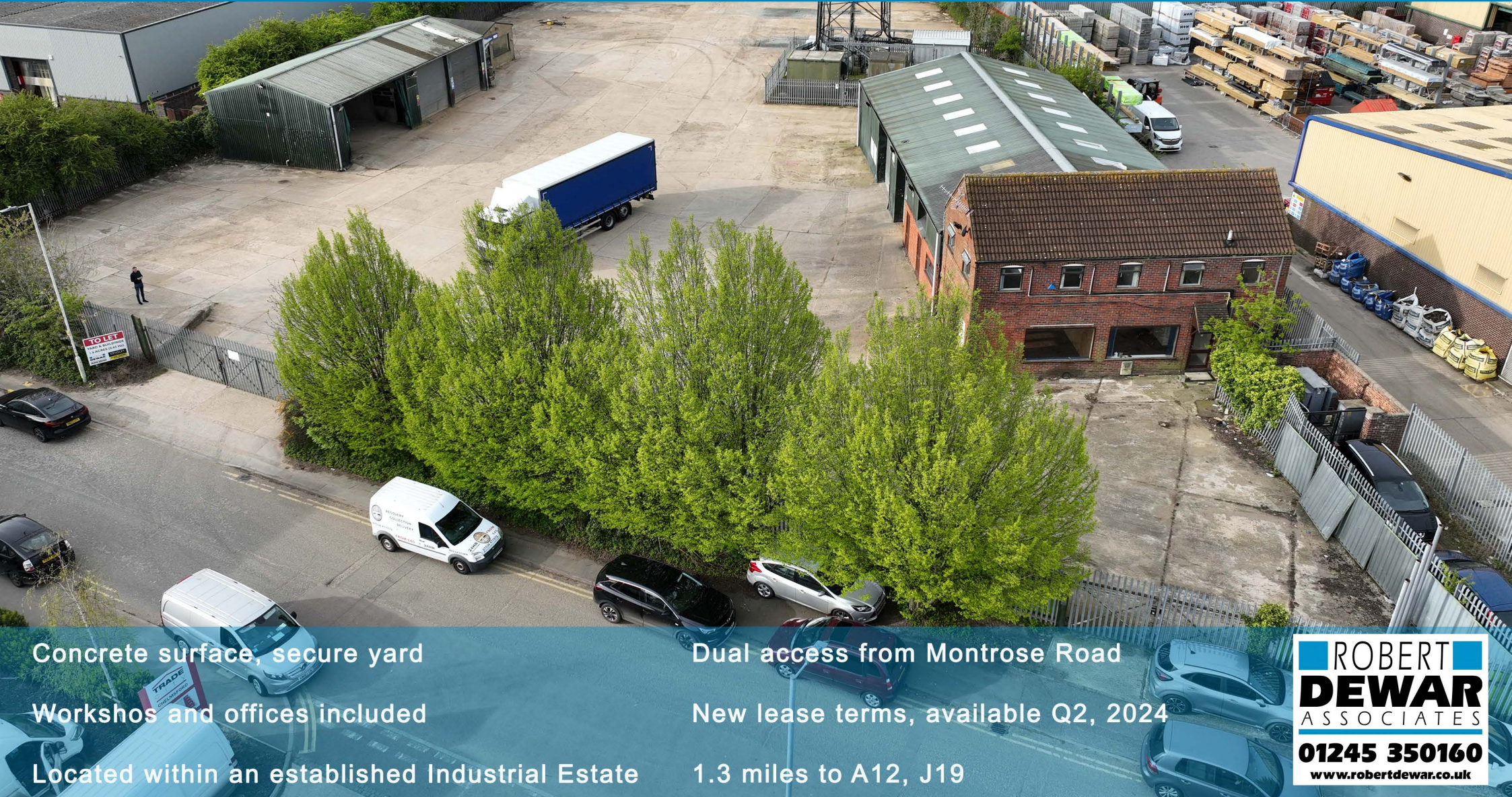
TO LET

Concrete Surface Secure Yard

1.6 Acres (0.65 Hectares)

50 MONTROSE ROAD

Dukes Park Industrial Estate, Chelmsford, CM2 6TX



Concrete surface, secure yard

Workshos and offices included

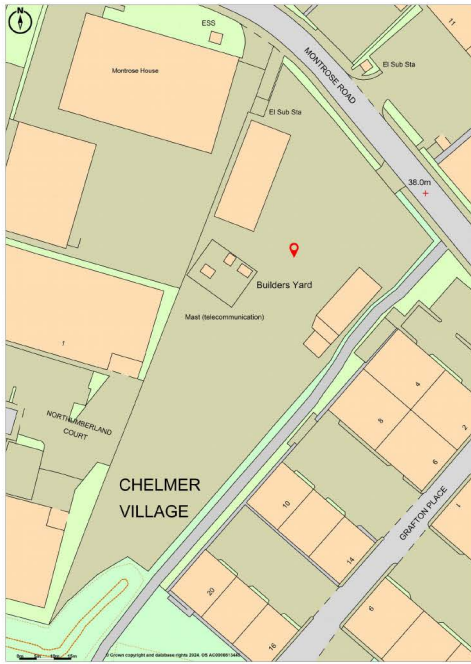
Located within an established Industrial Estate

Dual access from Montrose Road

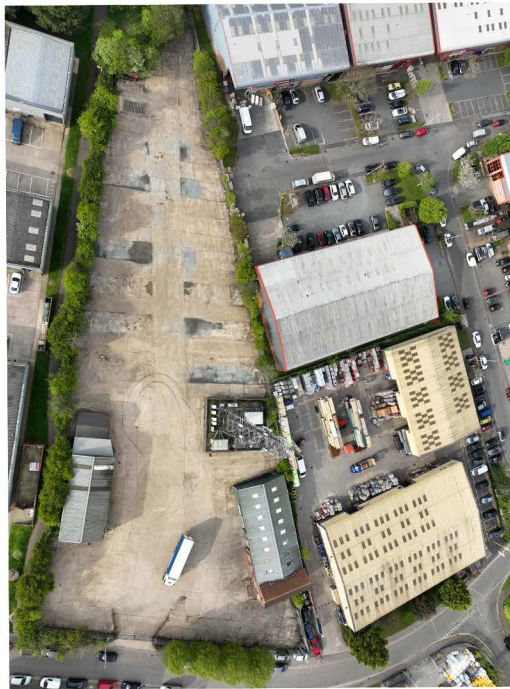
New lease terms, available Q2, 2024

1.3 miles to A12, J19

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Plotted Scale - 1:1000. Paper Size - A4



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.

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.

ACCOMMODATION

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

TENURE

The property will be available from Q2, 2024 upon new

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

An EPC has been commissioned

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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