

# 50 MONTROSE ROAD

CHELMSFORD, CM2 6TX

---

FOREST  
REAL ESTATE

# TO LET / FOR SALE

**1.60 ACRES**

**A Prime Open Storage Site Totalling 1.6 Acres**

## Key Features

- Dual Access From Montrose Road
- Concrete Surface
- Available To Let Or Purchase
- Close to A12
- Workshops & Offices Included
- Secure Yard
- Established Industrial Location
- Chelmsford City Centre Is A 6 Minute Drive

**50 Montrose Road**  
Chelmsford, CM2 6TX





## Description

The property boasts a spacious, level yard with a durable concrete surface, securely enclosed on all sides and featuring dual access gates from Montrose Road.

The site includes essential workshops and a two-story office building, providing versatile spaces for various business operations. It is well-equipped with three-phase power, mains water supply, and an efficient drainage system with interceptors.

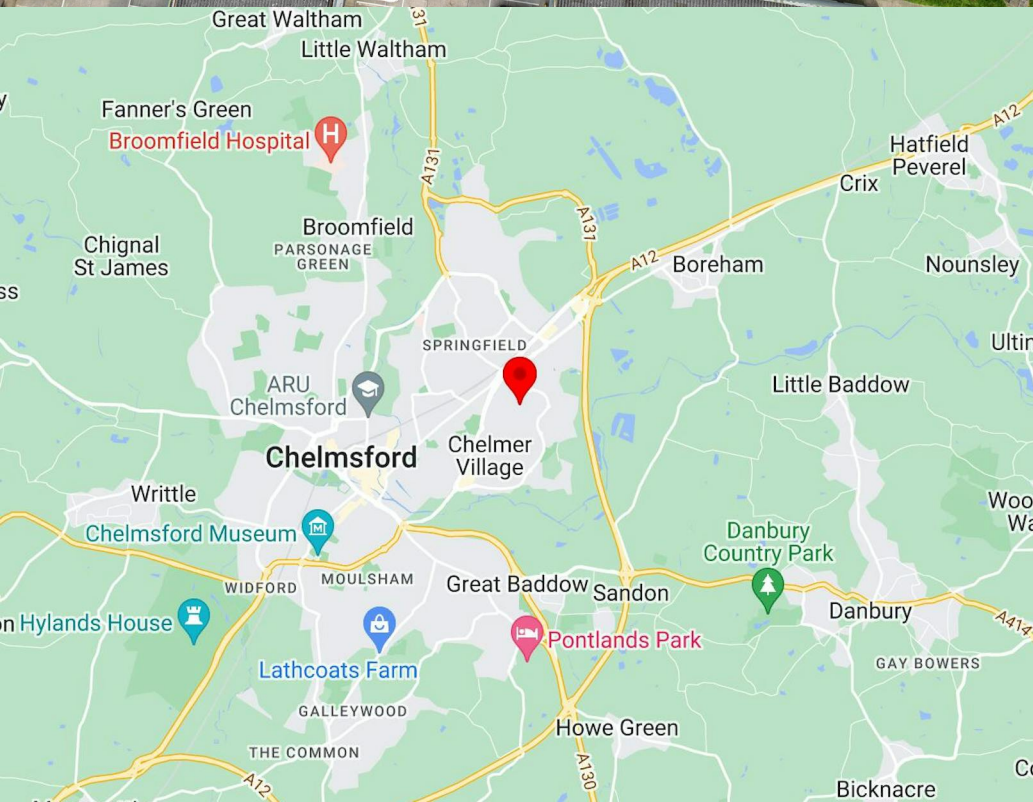
Additionally, the property hosts a telecom mast, which will remain in place, ensuring continued telecommunications support.

## Location

Dukes Park Industrial Estate is conveniently located to the north east of Chelmsford city centre, approximately 1.3 miles south of the A12 at Junction 19. It is easily accessible via the A138 or Colchester Road.

The property is positioned at the eastern end of Montrose Road, directly opposite Chelmsford Trade City and adjacent to Grafton Place.

Local occupiers include Royal Mail, Screwfix, Jewson, Toolstation and a number of independent traders.





# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse & Office	5,069	470.93
Ground - Warehouse	1,628	151.25
Ground - Yard Office	310	28.80
Ground - Stores	261	24.25
Ground - Yard	69,696	6,474.97

<b>Lease</b>	New Lease
<b>Rent</b>	£275,000 per annum
<b>Price</b>	£4,000,000
<b>Rates</b>	£68,796 per annum
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>EPC</b>	E

# Contact

## Zach Forest

020 3370 4470 | 07890 209 397  
zach@forestrealestate.co.uk

## Casey Okin

020 3370 4470 | 07391 453 076  
casey@forestrealestate.co.uk

## North West London Office

1 Bridge Lane, London, NW11 0EA  
020 3355 1555

## Watford Office

1a Local Board Road, Watford, WD17 2JP  
01923 911 007

## East London Office

18a Victoria Park Square, London, E2 9PB  
020 3370 4470

[www.forestrealestate.co.uk](http://www.forestrealestate.co.uk)  
[info@forestrealestate.co.uk](mailto:info@forestrealestate.co.uk)

## JOINT AGENTS

## Tim Collins (Kemsley LLP)

07720 806 194 | 01245 342 042  
tim.collins@kemsley.com

**50 Montrose Road**  
Chelmsford, CM2 6TX

**F O R E S T**  
REAL ESTATE