

# TO LET

£32,000 PER ANNUM

# elwell taylor



UNIT 4A, BEEHIVE LANE  
CHELMSFORD  
CM2 9TE

TO LET LIGHT INDUSTRIAL /  
WAREHOUSE UNIT

- ESTABLISHED BUSINESS CENTRE LOCATION
- OPEN WORKSHOP AREA
- PARKING PROVISION
- MALE & FEMALE WC'S
- CLOSE TO CHELMSFORD CITY CENTRE

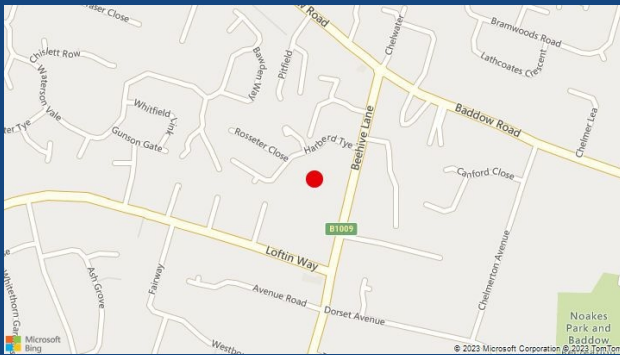


## LOCATION

The property is situated on the popular Beehive Business Centre in Beehive Lane, Great Baddow, and within easy access of Chelmsford city centre and the A12. Also on the estate are occupiers including Donald Roofing, Spacio, Demeter Windings, and Simply Fascia.

## DESCRIPTION

The property comprises an open plan, single storey industrial premises. There are double loading doors at the front of the building behind an operational, fully-height, electric roller shutter which lead directly into the warehouse. There is also a side personnel door that leads into the warehouse area. To the rear of the property are separate male and female WCs inclusive of shower facilities, 4 offices/storerooms, and a tea point. The property benefits from 3-phase electricity, some double glazed windows, and a suspended ceiling with inset LED lighting. Private parking is provided in front of the building for approx. 2-3 vehicles.



## ACCOMMODATION

Gross internal areas:  
Ground: 2,901 sq ft (269.5 sq m)

## CAR PARKING

2 spaces

## TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent £32,000 exclusive of VAT, service charge business rates and all other outgoings.

## RENT

£32,000 Per Annum

## VAT

We understand the property is elected for VAT

## BUSINESS RATES

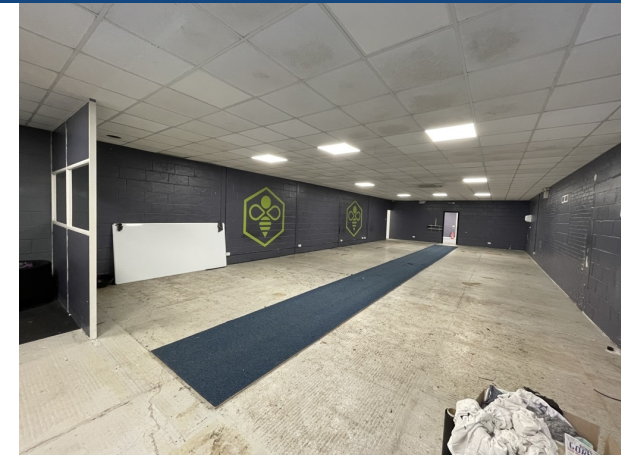
RV: £18,750 2023/24  
Rate in the £: 0.499p  
Rates Payable: £9,356.25 per annum

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

## VIEWINGS

Strictly via prior appointment with sole agents Elwell Taylor (01245 266088)

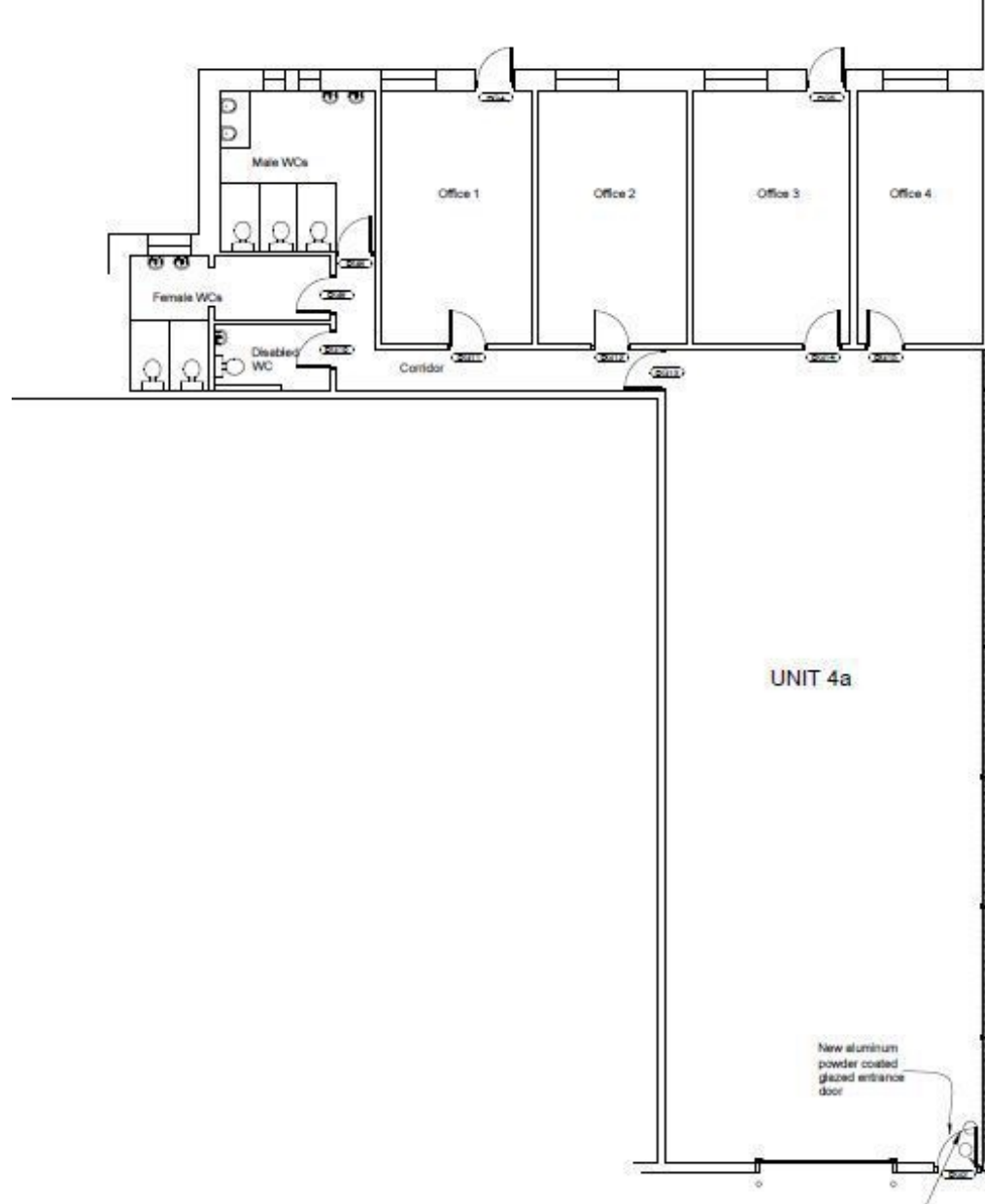






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