

# FOR SALE/TO LET

GUIDE PRICE £699,950/£42,500 PER ANNUM

elwell taylor



THE OLD QUINTO'S YARD, DRAKES LANE  
CHELMSFORD  
CM3 3BE

SURFACED YARD/COMPOUND

- APPROX. 0.25 ACRES
- MAINS ELECTRIC & DRAINAGE
- SUITABLE FOR A VARIETY OF USES
- ESTABLISHED INDUSTRIAL LOCATION

## LOCATION

The property is situated on the established Drakes Lane Industrial Estate, a semi-rural industrial estate located approximately five miles to the north-east of Chelmsford. Drakes Lane provides direct access to Waltham Road through to Main Road (B1137) Boreham and the A131. The A12 can be accessed to the west via J19 or to the east via J20A/B.

## DESCRIPTION

The property for sale comprises of a concrete surfaced yard of approx. 0.25 acres. The yard area is secured by perimeter fencing and a gated entrance.

There is a temporary building on site and a WC. Mains services (excluding gas) are available.

We are advised that the secure yard can accommodate Approx. 70 cars.

## ACCOMMODATION

Secure Yard: 0.25 acres

The above areas are approximate and have been calculated using Promap on a gross external basis.

## TERMS

The freehold interest is available for sale.

Alternatively, the owner will consider a letting on the basis of a new full repairing and insuring lease for a term to be agreed, at a rent of £42,500 per annum exclusive.

## PRICE

Guide Price £699,950

## RENT

£42,500 Per Annum

## VAT

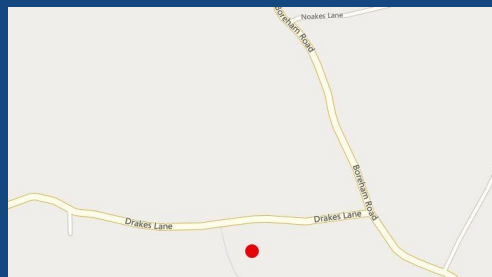
We understand the property is not elected for VAT.

## BUSINESS RATES

Interested parties are advised to make their own enquiries of the Local Authority, Chelmsford City Council for verification of rates payable.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.



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