

TO LET

£42,000 PER ANNUM

elwell taylor



YARD & OFFICE, BROCKLEY ROAD
CHELMSFORD
CM2 6HQ

CITY CENTRE YARD WITH
OFFICES

- 1/3 ACRE YARD
- 1,200 SQ FT (111 SQ M) OFFICES
- SUITABLE FOR A VARIETY OF USES
- CHELMSFORD CITY CENTRE LOCATION

LOCATION

The property is situated in Brockley Road, which is off Navigation Road, and is within ½ a mile of Chelmsford city centre.

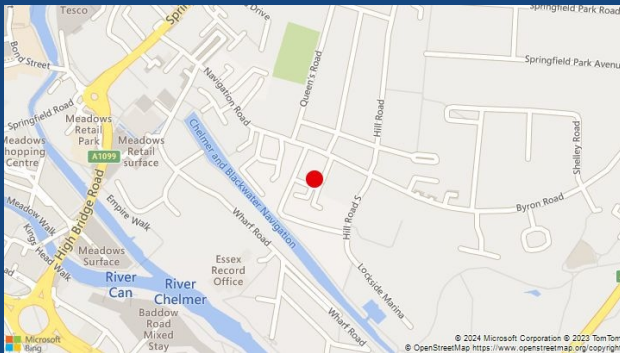
DESCRIPTION

The property comprises a third of an acre yard with a single storey office building on site.

The yard is fully surfaced with secure gated access to the front.. The office building comprises of a reception area via glazed shopfront with ramp entrance, 2 offices, comms room, kitchen, and separate male & female WCs.

There is also an externally accessed store. The reception benefits from suspended ceiling with inset lighting and laminate flooring, whilst the offices are carpeted, have reflective lighting and electric heating.

Please note that the marketing photos are from prior marketing in 2019.



ACCOMMODATION

Offices: 1,200 sq ft (111 sq m)
1/3 Acre Yard

TERMS

The property is available to let on the basis of a new full repairing and insuring lease, for a term to be agreed.

Lease to be outside of the security of tenure provisions of the Landlord & Tenant Act 1954.

RENT

£42,000 Per Annum

VAT

VAT is not payable on the rent.

BUSINESS RATES

Rateable Value: £11,000
2023/24 Rate in the £: 49.9p
Therefore Rates Payable: £5,489 per annum

Small Business Rate Relief may apply and would result in nil rates payable.

Interested parties should verify the above information for themselves with Chelmsford City Council.

LEGAL COSTS

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

EPC

TBC

VIEWINGS

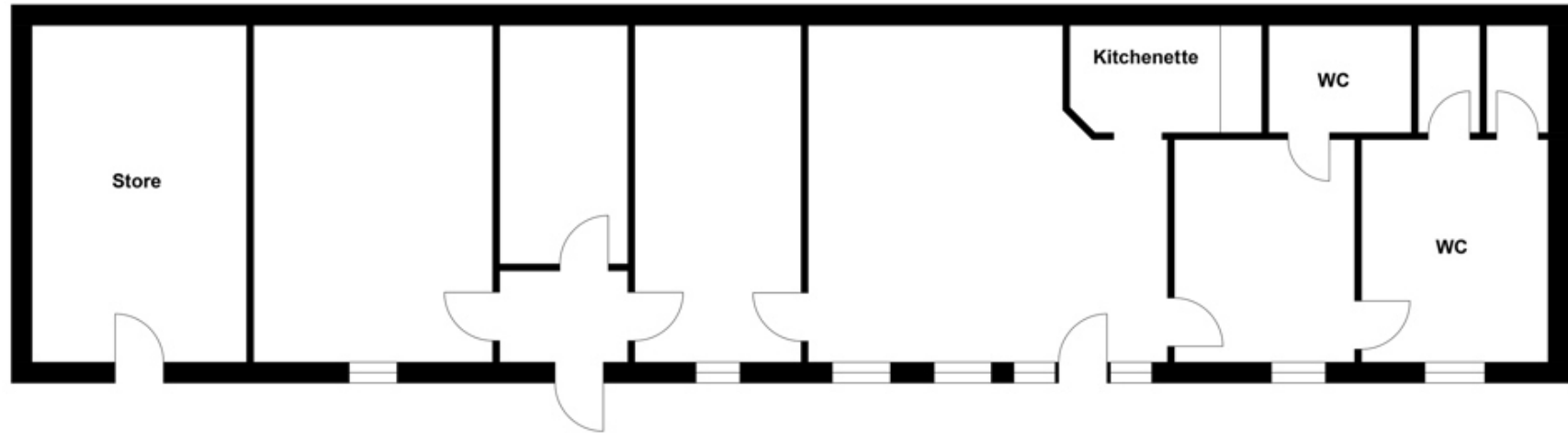
Strictly by prior appointment with sole agents Elwell Taylor (01245 266088).





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