

TO LET

£25,000 PER ANNUM

elwell taylor



UNIT 3A, BEEHIVE LANE
CHELMSFORD
CM2 9TE

TO LET LIGHT INDUSTRIAL /
WAREHOUSE UNIT

- ESTABLISHED BUSINESS CENTRE LOCATION
- OPEN WORKSHOP AREA
- PARKING PROVISION
- CLOSE TO CHELMSFORD CITY CENTRE

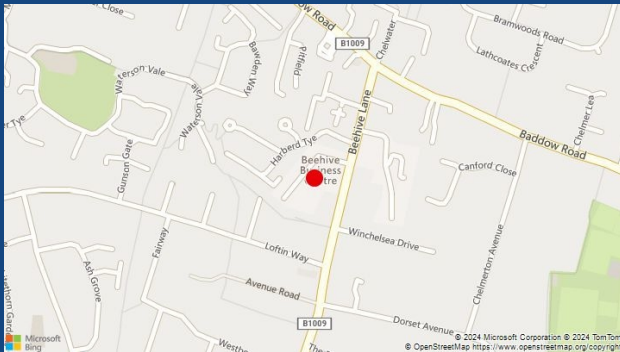
LOCATION

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 with a further single storey extension to the side of the main industrial space. 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 extension. To the rear of the property are WCs and a tea point. The property benefits from 3-phase electricity and private parking is provided in front of the building for approx. 2-3 vehicles.

Please note the photos in this brochure are from August 2020, but no material changes have taken place since then.



ACCOMMODATION

Gross internal areas: 2,335 sq ft (216.9 sq m)

CAR PARKING

3 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 £25,000 exclusive of VAT, service charge business rates and all other outgoings.

RENT

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VAT

We understand the property is elected for VAT

BUSINESS RATES

RV: £18,500 2023/24

Rate in the £: 49.9p

Rates Payable: £9,231.50 per annum

LEGAL COSTS

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

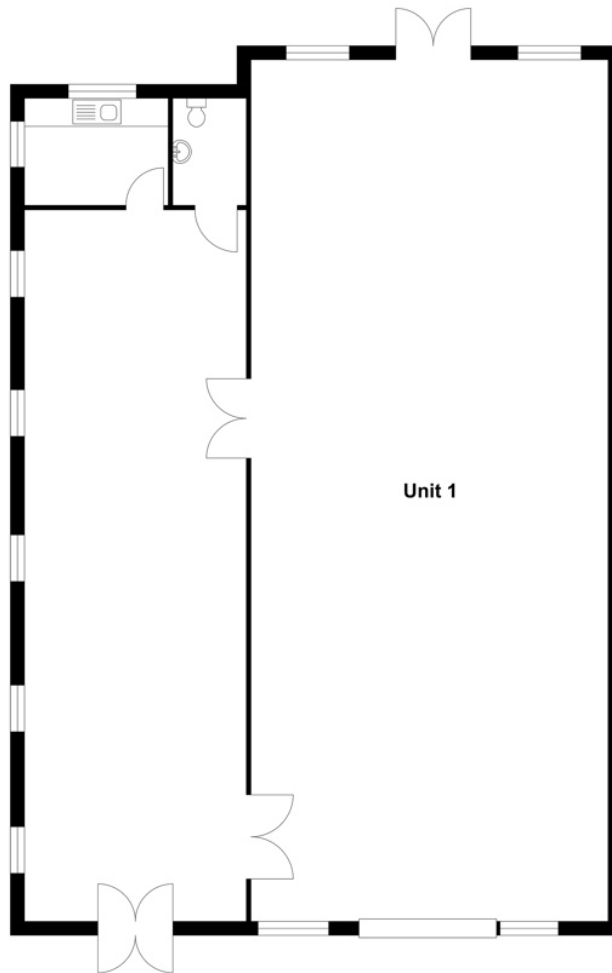
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VIEWINGS

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





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.