

TO LET

£13,500 PER ANNUM

elwell taylor



UNIT 5, BEEHIVE LANE
CHELMSFORD
CM2 9TE

TO LET

- SELF CONTAINED OFFICE ACCOMMODATION
- POPULAR BUSINESS CENTRE LOCATION
- PLENTIFUL PARKING PROVISION
- CLOSE TO CITY CENTRE

LOCATION

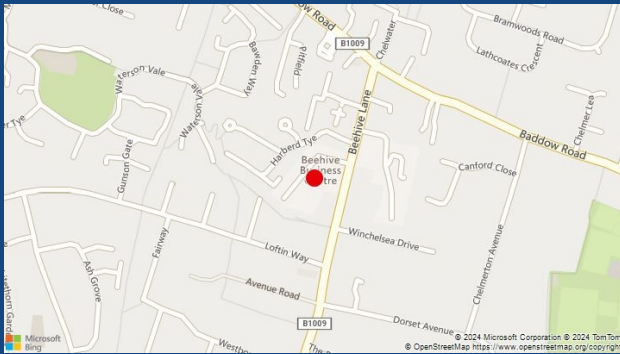
The property is situated on the popular Beehive Business Centre in Beehive Lane, Great Baddow, and within easy access of Chelmsford city centre and the A12. Also on the estate are occupiers including Donald Roofing, Spacio, Demeter Windings, and Simply Fascia.

DESCRIPTION

The property comprises an industrial unit that has been converted into offices and is constructed in steel frame with cavity brick walls under a pitched roof.

The accommodation is partitioned to provide three offices, a small reception area, kitchen and male & female WCs with car parking to the front. The offices are fitted with suspended ceilings with inset fluorescent strip lighting and gas radiator heating.

Please note the photos in this details are historic, but do provide a fair approximation of the current condition of the property.



ACCOMMODATION

Gross Internal Area: 1,089 sq ft (101.2 sq m)

CAR PARKING

2 spaces

TERMS

The property is available by way of a new fully repairing and insuring Lease, for a term to be agreed, at an annual rent of £13,500, exclusive of all other outgoings. The property will be available from July 2024 when the current Lease expires.

RENT

£13,500 Per Annum

VAT

We understand the property is elected for VAT

BUSINESS RATES

RV: £9,500 2023/24

Rate in the £: 49.9p

Rates Payable: £4,740.50 per annum

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

LEGAL COSTS

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

EPC

Category E - 122

VIEWINGS

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

