

FOR SALE

OFFERS IN EXCESS OF £425,000

elwell taylor



35 ROCHFORD ROAD
CHELMSFORD
CM2 0EF

DUE TO RELOCATION -
BUSINESS UNAFFECTED

- FOR SALE
- LIGHT INDUSTRIAL UNIT WITH OFFICES
- CITY CENTRE LOCATION
- EXCELLENT PARKING
- EXTERNAL STORAGE SPACE

LOCATION

The property is accessed off Rochford Road in Chelmsford, adjacent to the Odeon Roundabout in Chelmsford City Centre. The rear yard and car park is accessed via a private lane behind The Woolpack pub. The site benefits from excellent visibility from Parkway, and easy access via Moulsham Street towards the A12.

DESCRIPTION

The property comprises a two-storey light industrial unit, with a large, open plan warehouse space on the ground floor, and offices at 1st floor level. To the rear of the property is a large concrete, fenced in yard, with extra space which serves as off-road parking for up to three vehicles when double parked. The ground floor is served by a full height, electric roller shutter leading to the concrete floored warehouse. There is a ceiling height of 3.5m, and accessed off the space is a partitioned office, a kitchenette, a male WC, and female WC/shower room. To the rear is a personnel door leading to the rear yard. The first floor office accommodation is accessed via a personnel door at the front of the unit, leading to a lobby where this a staircase to the first floor, and a side door into the warehouse. The offices split into three rooms, though predominantly open-plan, are carpeted throughout, benefit from carpeting throughout, and are serviced by air conditioning.



ACCOMMODATION

Ground Floor: 710 sq ft (66.0 sq m)
1st Floor: 610 sq ft (56.7 sq m)
TOTAL: 1,320 sq ft (122.7 sq m)
Plus Yard and 3 CPS

CAR PARKING

3 spaces

TERMS

The freehold interest of the property is available with vacant possession with offers in excess of £425,000.

PRICE

Offers in Excess of £425,000

VAT

We understand the property is not elected for VAT

BUSINESS RATES

RV: £12,250 2023/24

Rate in the £: 49.9p

Rates Payable: £6,112.75 per annum

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

LEGAL COSTS

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

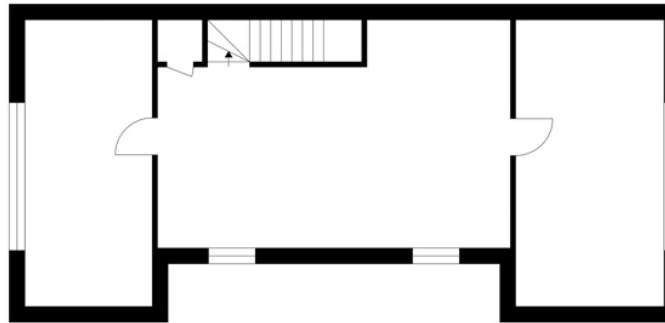
VIEWINGS

Strictly by appointment with sole agents Elwell Taylor.

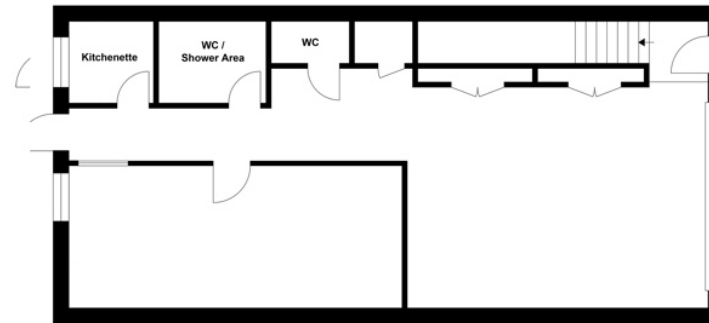


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First Floor



Ground Floor

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