



**CUSHMAN &
WAKEFIELD**

Unit 9 Trade City

Montrose Road, Chelmsford, Essex, CM2 6TE

GRADE A WAREHOUSE TO LET

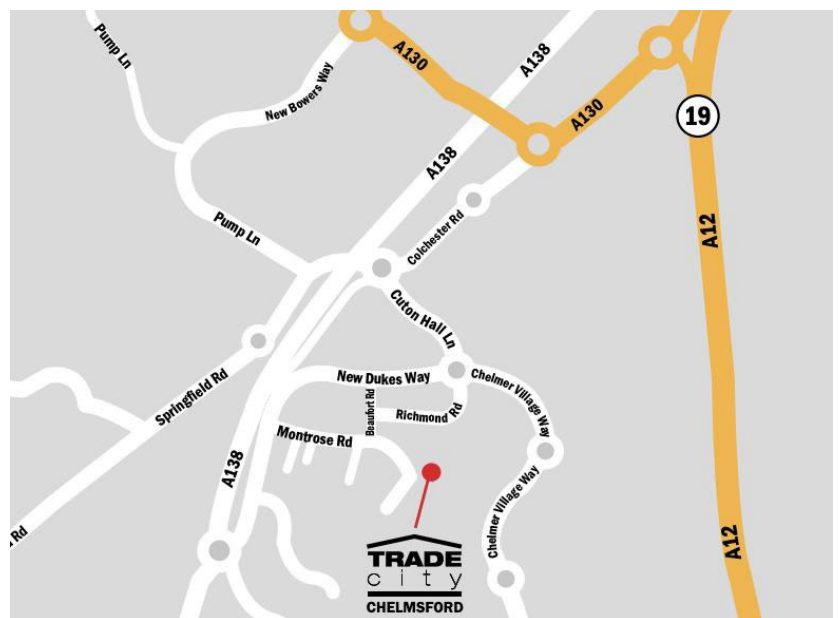


WAREHOUSE / TRADE COUNTER UNIT WITH FIRST FLOOR OFFICE – AVAILABLE IMMEDIATELY

(4,628 sq ft / 429.96 sq m)

KEY HIGHLIGHTS

- Ready for immediate occupation
- High specification new build warehouse
- Situated within Chelmsford's premier industrial warehousing estate
- Eaves height 6.5m
- Electric car charging points
- Electrically operated roller shutter door
- BREEAM - Very Good
- EPC rating A





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LOCATION

Trade City, Chelmsford is located on Montrose Road, within Dukes Park Industrial Estate which is regarded as the premier industrial/warehousing location within Chelmsford. Dukes Park Industrial Estate is excellently situated adjacent to the A12, immediately to the south of the Boreham Interchange, and approximately 2 miles to the east of Chelmsford City Centre. The scheme also offers excellent access to the regional and national motorway networks.

Places	Distance	Journey
A12 J19	2.0 miles	5 mins
M25 J28	15.1 miles	25 mins
M11 J7	18.1 miles	30 mins
Stanstead Airport	17.4 miles	30 mins
London Gateway Port	23.0 miles	35 mins
Port of Felixstowe	50.2 miles	1 hour
Source: Google Maps		

DESCRIPTION

The property comprises an open plan warehouse area with office accommodation on the first floor. The unit has its own parking and loading area to the front.

The unit also benefits from an electrically operated roller shutter door and PV panels, thus reducing the buildings carbon footprint.

The unit is situated in a landscaped environment, with car parking and electric car charging points.

ACCOMODATION

	SQ FT (GEA)	SQ M (GEA)
Ground Floor	3,930	365.11
First Floor Office	698	64.85
Total (GEA)	4,628	429.96

*All measurements are approximate and based upon a Gross External Area.

TERMS

The unit is available to lease on a fully repairing and insuring basis. Rents and further information are available upon request.

RENT

£64,560 per annum exclusive (£13.95 per sq ft).



For more information please contact:

TOM ERXLEBEN

Cushman & Wakefield
Direct: +44 (0)203 296 2081
Mobile: +44 (0)7710 966 234
Email: tom.erxleben@cushwake.com

CHRIS KNIGHT

Cushman & Wakefield
Direct: +44 (0)207 152 5129
Mobile: +44 (0)787 282 2528
Email: chris.c.knight@cushwake.com

Contact our joint agents at:
Harwin Property Consultants
or
Savills

The Misrepresentation Act 1967.

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