

# FennWright

8 Bilton Road  
Chelmsford  
Essex  
CM1 2UP

TO LET

## CAR SHOWROOM WITH FORECOURT PARKING

- 9,361 Sq. Ft. (869.71 Sq. M.)
- Rare Opportunity in the City Centre
- Available due to Relocation
- Suitable for Alternative Uses STPP
- Junction 15 of the A12 within 3 Miles
- Junction 28 of the M25 within 12 Miles
- Internal Space for 18+ Cars
- Forecourt Parking for 30+ Cars
- Office Accommodation
- WC & Kitchen Facilities



- Most Active Agent Essex 2019, 2020, 2021 & 2022
- Most Active Agent Suffolk 2020 & 2022
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020
- Dealmaker of the Year South East 2021 & 2022





## Location

The property is situated on Bilton Road, a well established industrial estate to the South West of Chelmsford City Centre. The immediate area offers a range of commercial occupiers ranging from industrial units, car showrooms and retail warehouses. Nearby occupiers include Nissan, Peugeot, Volvo, Wickes, Screwfix, M&S, Costa Coffee and McDonalds.

The property has excellent connectivity to the UK road network, with convenient access to both the M11 (via the A414) and the M25 (via the A12). Chelmsford Station provides frequent services to London Liverpool Street with a journey time of approximately 32 minutes.

## Description

The property comprises a well presented car showroom with extensive glazing to the dual franchised showroom area. Internally the property is primarily open plan and benefits from suspended ceilings with inset lighting, tiled floor coverings, air conditioning, offices and WC facilities. Please refer to the floor plans for further information.

Externally the property benefits from a tarmac surfaced forecourt which provides parking for approximately 35 vehicles.

## Accommodation

The approximate Gross Internal Area is as follows:

Ground Floor	792.09 sq. m	8,526 sq. ft.
First Floor	77.62 sq. m	835 sq. ft.
<b>Total</b>	<b>869.71 sq. m</b>	<b>9,361 sq. ft.</b>

## Services

We understand the property is connected to mains water, drainage and three phase electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

## Business Rates

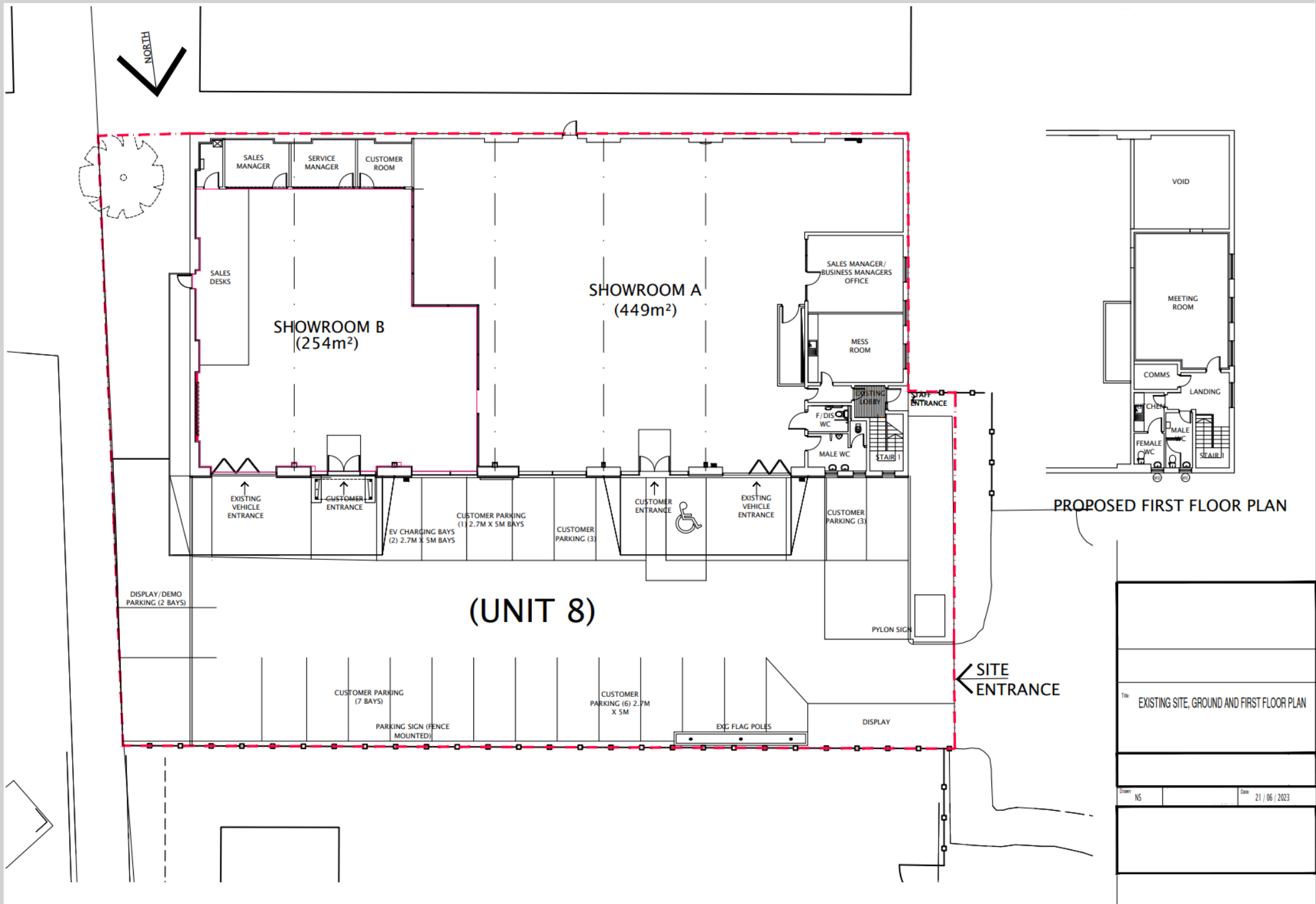
Rateable Value - £138,000

Rates Payable (2023/24) - £70,656 per annum approx.

## EPC

We have been advised the property falls within Class C (57) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.





Please note this plan is not to scale and should not be relied upon.



THE BIG  
YELLOW  
SELF  
STORAGE  
COMPANY

SCREWFIX

A12 / A414

NISSAN

A1016

CITROËN

PEUGEOT



◇

City Centre

VOLVO

Wickes



## Planning

We understand the property has an established car showroom use. The property may suit alternative uses subject to planning. We advise all interested parties to contact the Local Authority for further information.

## Local Authority

Chelmsford City Council

T. 01245 606606

## Terms

The property is available due to relocation, via an assignment of the existing lease, or upon new sub-lease terms.

## Rent

Upon Application.

## VAT

We understand VAT will be payable.

## Anti-Money Laundering Regulations

Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective tenants identity, residence and source of funds prior to instructing solicitors.

## Legal Costs

Each party to bear their own legal costs.

## Viewing

Strictly by appointment with the sole agent:

James Wright

E: [jw@fennwright.co.uk](mailto:jw@fennwright.co.uk)

John Logan

E: [jdl@fennwright.co.uk](mailto:jdl@fennwright.co.uk)





# FennWright

Fenn Wright  
20 Duke Street  
Chelmsford  
Essex  
CM1 1HL

01245 261226

fennwright.co.uk



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