

FennWright[®]

10 Bilton Road
Chelmsford
Essex
CM1 2UP

TO LET

**MOTOR DEALERSHIP /
INDUSTRIAL / WAREHOUSE
WITH EXCELLENT PARKING**

- 15,231 Sq. Ft. (1,415 Sq. M.)
- Rare Opportunity in the City Centre
- Suitable for Alternative Uses STPP
- Established Industrial Estate
- Junction 15 of the A12 within 3 Miles
- Junction 28 of the M25 within 12 Miles
- Forecourt Parking for 90 Cars
- Internal Car Parking for 90 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 industrial/warehouse premises of steel portal frame construction beneath a trussed roof. The property was extensively refurbished in 2019 and would suit a variety of occupiers subject to the relevant permissions being obtained. At the front of the property are three loading doors which provide access to the extensive forecourt area which is capable of providing parking for approximately 90 cars. Please refer to the site plan for further information.

Accommodation

The approximate Gross Internal Area is as follows:

Total **15,231 Sq. Ft. (1,415 Sq. M.)**

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

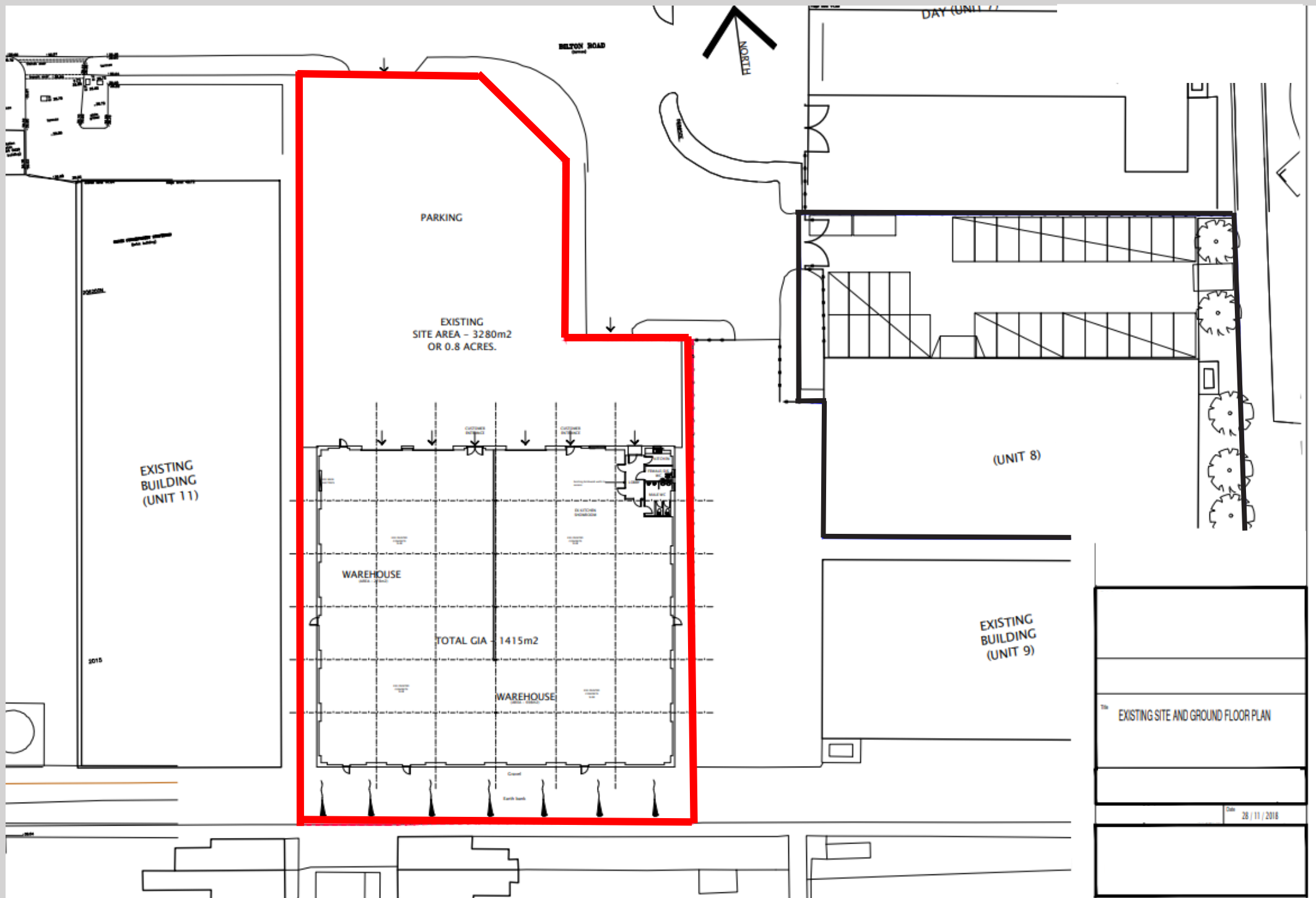
Rateable Value - £119,000

Rates Payable (2023/24) - £60,928 per annum approx.

EPC

We have been advised the property falls within Class C (71) 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 consent for “*motor vehicle dealership for the sales/service of cars and vans and MOT Testing (mixed class B2/ Sui-Generis)*”. 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 prior appointment via joint sole agents:

James Wright
E: jw@fennwright.co.uk

Tim Collins
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