



DUKE 162

AVAILABLE TO LET | WAREHOUSE / DISTRIBUTION UNIT TO LET
162,306 SQ FT (14,766.7 SQ M)



Duke 162

Montrose Road

Chelmsford

Essex

CM2 6TE



Duke 162, Montrose Road, Chelmsford CM2 6TE

DUKES PARK INDUSTRIAL ESTATE

Duke 162 is located on Dukes Park Industrial Estate, regarded as the premier industrial / warehousing location within Chelmsford. There are a wide range of occupiers including warehousing and logistics, manufacture, cold-stores trade counters, vehicle sales and servicing and leisure.

Occupiers currently include:

Europcar

Topps Tiles



safestore™

Audi



B&Q

VAUXHALL

TOOLSTATION



SCREWFIX





LOCATION

The City of Chelmsford is the county town of Essex and is the county's main commercial and administrative centre. The city is well located, being 30 miles (48 km) north east of Central London. The city benefits from excellent communication links with the A12 providing direct dual carriageway access to Central London, the M25 motorway (Junction 28) which is 12 miles (19 km) away and The City of Colchester 24 miles (39 km) to the north east. The A414, to the south of the city centre, provides access to the M11 motorway (Junction 7) which lies approximately 18 miles (29 km) to the west. The A130, to the north of the city centre, provides dual carriageway access to Braintree 12 miles (19 km) to the north east.

Chelmsford also benefits from an excellent rail service with a high speed connection to Central London (Liverpool Street). There are approximately seven services per hour with a fastest journey time of 31 minutes. A new train station is currently being built as part of the Beaulieu Park development. This new station will be approximately 2 miles from Duke 162. Stansted International Airport is easily accessible, being approximately 32 km (20 miles) to the north west, via the M11 motorway.

DRIVE TIMES

- A12 - 2.1 miles - 5 mins
- M25 - 14.8 miles- 28 mins
- M11 - 28.6 miles- 35 mins
- London Gateway - 23.2 miles- 32 mins
- Port of Harwich - 41.5 miles- 55 mins
- Port of Felixstowe - 49.2 miles - 1 hour 1 min

Source: Google Maps



Sat Nav CM2 6TE
///Swift.Ready.Usual



DESCRIPTION

The property, is a self-contained detached cross docked distribution warehouse, The property is constructed of steel portal frame and provides a total of 162,306 sq ft (14,766.7 sq m) with two storey offices at the front. The unit benefits from 152 designated car parking spaces in the southern yard area with the secure yard space to the east and west of the unit providing up to 50 Lorry spaces.

The property benefits from 7.80m (25.6 ft) eaves height to the underside of the haunch in the main bays and then reducing to 5.70m (18.80 ft) in the loading and dispatching area to the west elevation of the building.

*An additional 1.58 acres of open storage yard is available by separate negotiations. Contact the lettings agents for more details.



SPECIFICATION



Clear height 7.80m (25.6 ft) reducing to 5.70m (18.80 ft)



Extensive Office Accommodation



11 Dock Level Loading Doors



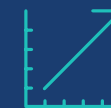
3 Ground Level Loading Doors



152 Car Parking Spaces



EPC C - 51



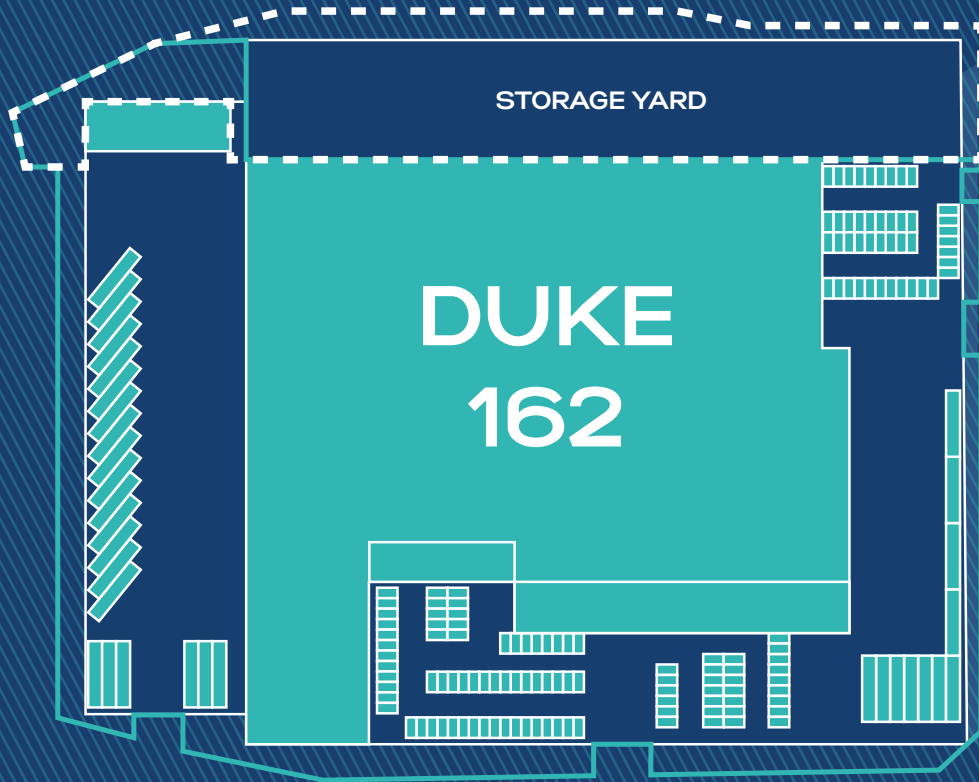
Site Area 7.25 Acres



Cross Dock Capability



SITE PLAN



ACCOMMODATION

The property is measured to a Gross Internal Area as follows:

	sq ft	sq m
Warehouse	149,126	13,854
External Storage	6,590	300.2
First Floor Office	6,590	612.2
Total	162,306	14,766.7

Storage Yard – 1.58 acres

*Available by separate negotiations



DUKE 162



LEASE TERMS

The unit is available on a new Full Repairing & Insuring (FRI) lease for a term by negotiation which is exclusive of VAT and is to be payable quarterly in advance.

BUSINESS RATES

From Internet Enquiries made of the Valuation Office Agency (Rateable Value Link) website we understand that the for the year April 2024/2025 the property has a Rateable Value of £965,000. Interested parties are advised to make their own enquiries with the local authority.

EPC

EPC: C – 51

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering legislation, the tenant will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.

GET IN TOUCH



Daniel Harness
daniel@cokegearing.co.uk
07887 058 676

Toby Pemberton
toby@cokegearing.co.uk
07949 530 597



Nick O'Leary
nick.oleary@savills.com
07725 372 577

John Madocks Wright
jmwright@savills.com
07807 999 635