



TO LET INDUSTRIAL UNIT

Unit 1, Atholl Road
Dukes Park Industrial Estate
Chelmsford
Essex
CM2 6TB

- Highly prominent industrial/trade counter unit
- Secure fenced yard/car park
- Recently refurbished including over-roof to the unit and cladding resprayed
- 6m Minimum eaves height

**Lambert
Smith
Hampton**
lsh.co.uk

01245 215 521

Coke Gearing
consulting
Chartered Surveyors

01245 676938

12,719 SQ FT
1,182 SQ M



The logo for Atholl Road features the words "ATHOLL" and "ROAD" in a bold, sans-serif font. "ATHOLL" is in orange and "ROAD" is in white. The text is set against a dark background with a yellow circular graphic element behind it.

GREAT LOCATION FOR TRADE

TO LET Unit 1, Atholl Road, Dukes Park Industrial Estate, Chelmsford, Essex, CM2 6TB



LOCATION

The unit is located on the Dukes Park Industrial Estate, approximately one mile from the A12 Boreham Interchange and 1.5 miles north of Chelmsford city centre. The A12 provides a direct route to J28 of the M25, approximately 20 miles to the south west, whilst there is easy access to the A120 and Stansted/M11 (J8) some 19 miles north west.

DESCRIPTION

The property comprises an end terraced portal framed unit with brick and profile elevations. The property was refurbished to a good standard in 2018 and has subsequently benefited from secure fencing to the yard and car parking area at the front. The unit flanks New Dukes Way and is therefore in a highly prominent position, giving good opportunities for tenant signage, etc.

ACCOMMODATION

Unit 1 comprises approximately 12,719 sq ft of gross internal industrial/warehouse space, incorporating a small office element, WC and welfare. There are no offices on the mezzanine at first floor level, but windows exist at the front corner return which would allow additional first floor offices to be added at a tenant's expense.

RENT

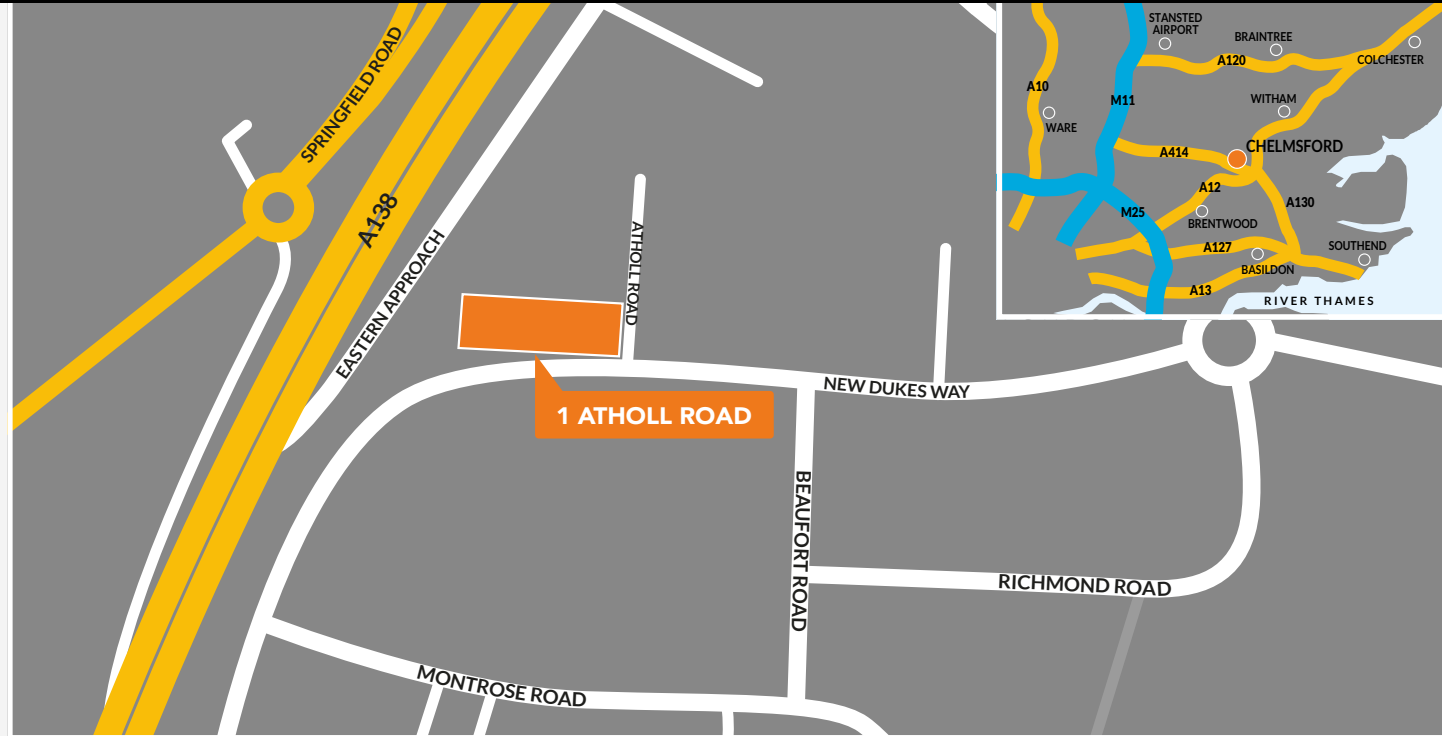
£12.50 per square foot per annum exclusive of rates plus VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

The property has a ratable value of £78,500 and any further questions should be directed to Chelmsford City Council's Business Rates team.



TERMS

The premises are available to let on new full repairing and insuring lease terms to be agreed, subject to covenant.

SERVICE CHARGE

Details available on application.

EPC

D80

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents:



Joe Reubin
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Paul Fitch
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