

MT40

MONTROSE ROAD

MT40

DUKES PARK INDUSTRIAL ESTATE | CHELMSFORD | ESSEX CM2 6TX



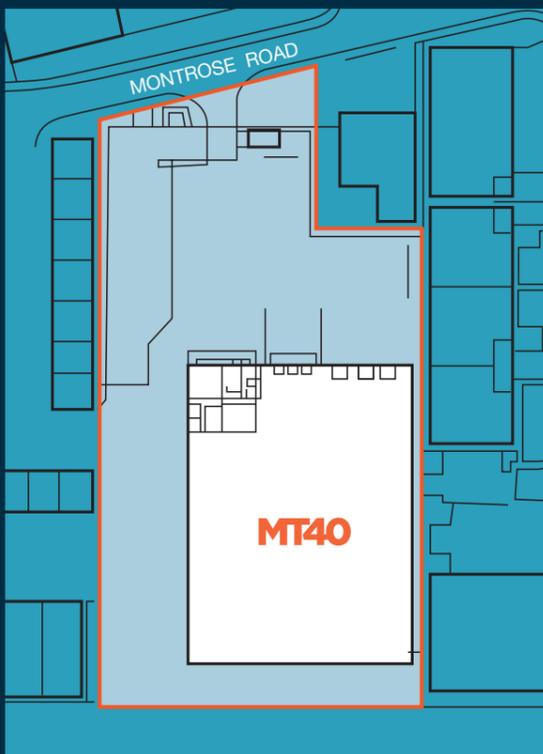
**SELF-CONTAINED INDUSTRIAL
WAREHOUSE TO LET**

45,360 SQ FT
(4,214 SQ M)

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DESCRIPTION

MT40 comprises a self-contained, two-bay industrial/warehouse with offices and secure yard, which has been refurbished to a very high standard to include new cladding and roof.

The warehouse is served by three level loading doors and three dock-level loading doors, and has clear internal height of 8.5 meters / 28 feet, rising to 9.3 metres / 26 foot at the apex. There is a lobby area at ground floor, leading to two storey, air-conditioned offices, which provide a combination of open plan and private/meeting rooms, plus kitchenette and W/C's.

Externally there is an extensive yard and parking area with dual access from Montrose Road.

ACCOMMODATION (approx GIA)

Warehouse	39,577 sq ft	(3,677 sq m)
Ground & first floor offices	5,779 sq ft	(537 sq m)
TOTAL	45,356 sq ft	(4,214 sq m)
Yard Area	1.56 acres	0.63ha

SPECIFICATION



9m max eaves height to apex



Two bay warehouse with offices



Three dock level loading doors



Three level loading doors



Extensive secure dual access yard



Ample yard/car parking



Three phase power 75kVA with potential to upgrade (costs apply)



Capped gas supply



Air-conditioned cooling / electric heating (to offices)





First Floor Office

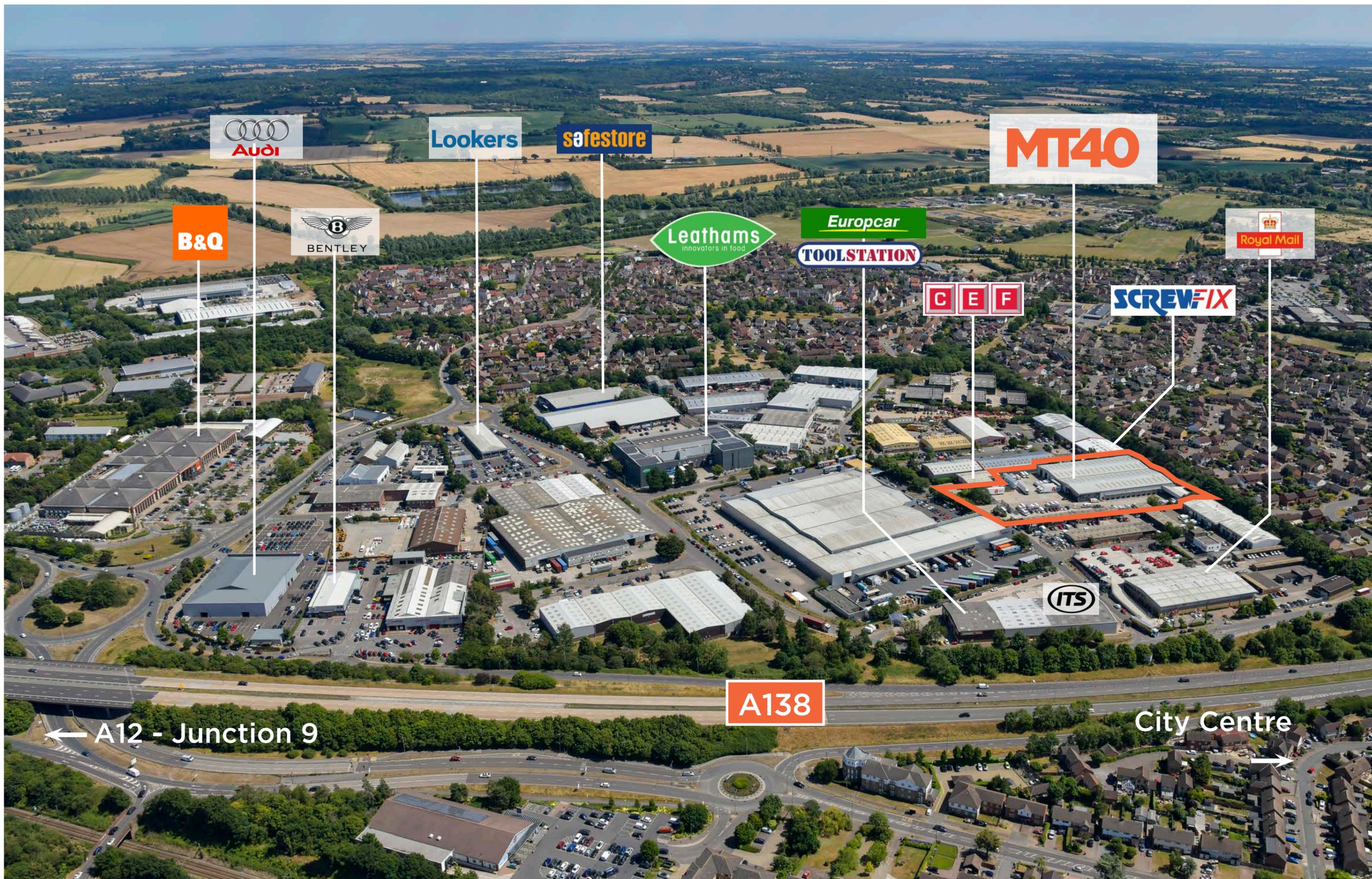


Warehouse Interior



The trucks in the image have been added digitally.






Audi

Lookers

safestore

MT40

B&Q


BENTLEY


Leatham's
innovators in food


TOOLSTATION


Royal Mail

C E F

SCREWFIX


ITS

A138

← **A12 - Junction 9**

City Centre →



LOCATION

The property is located within Dukes Park Industrial Estate, on Montrose Road, close to the junction with New Dukes Way and Beaufort Road. Dukes Park is the largest industrial/business estate in Chelmsford.

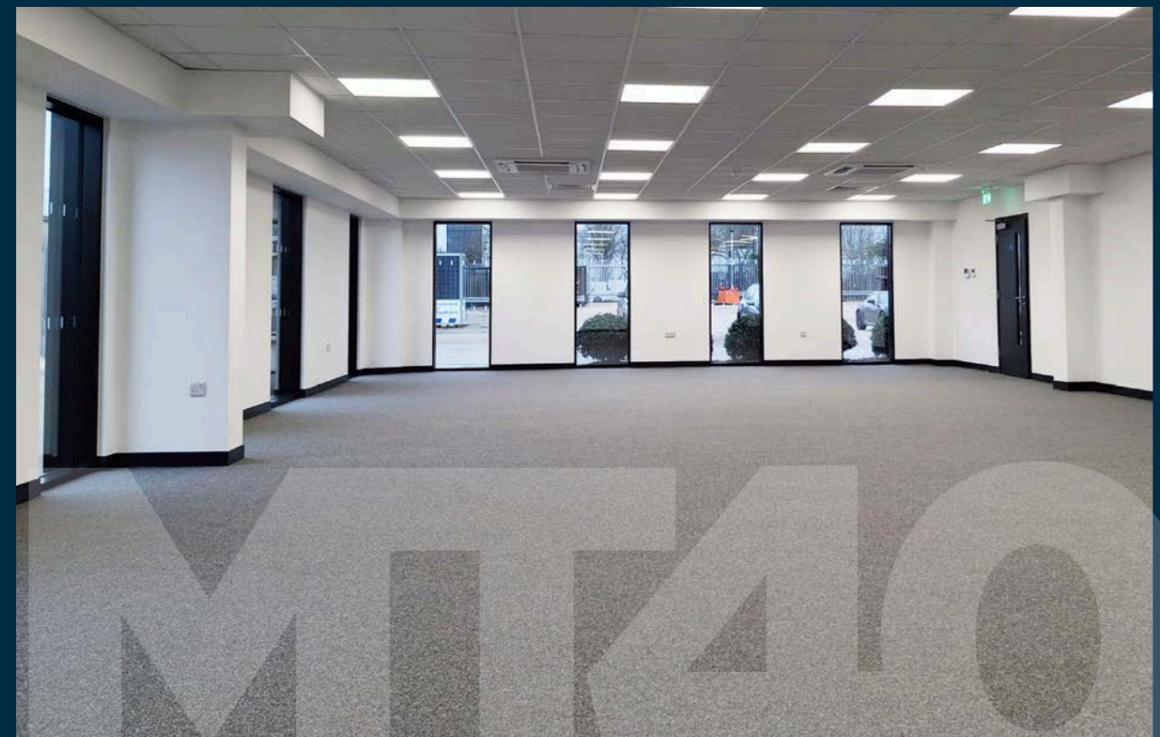
Chelmsford city centre is approximately 1.5 miles to the west. The A12, Junction 19, is approximately 1.3 miles to the north via Colchester Road/A138, and provides road access to the M25/London, the ports of Felixstowe, Harwich, London Gateway and Tilbury (via A130/A13).

///placed.able.venue

DRIVE TIMES

	miles	mins
Chelmsford City Centre	2.4	9
A130/A127	15	17
Stansted Airport/ M11 (J18)	18	30
M25 (J28)	22	20
Colchester	30	23
London Gateway	31	25
Port of Tilbury	36	30
Ipswich/A14	38	36
Central London	48	80
Port of Felixstowe	54	50

Source: The AA





TENURE

The property is available upon a new full repairing and insuring lease for a term to be agreed.

RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of the rates payable.

EPC

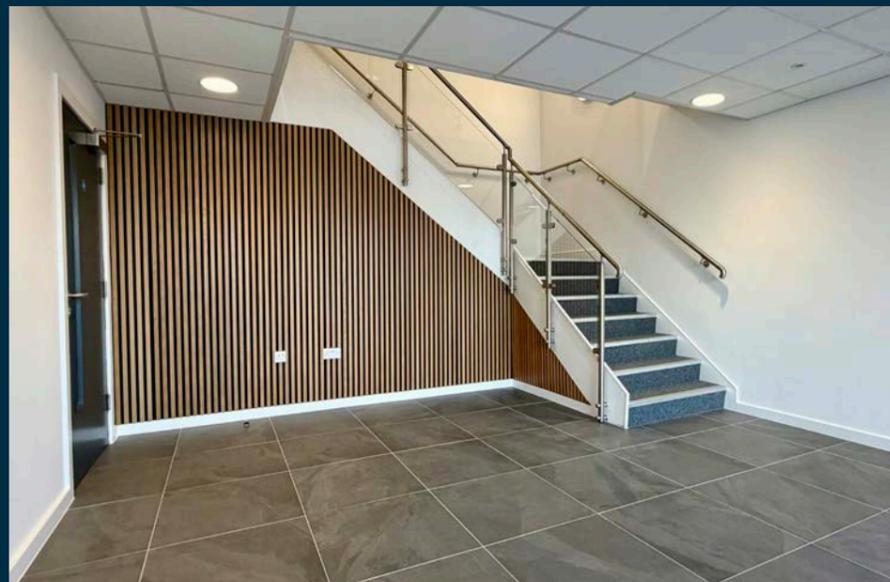
The property has an EPC rating of B.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:



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