

Unit 5 Trade City

19 MONTROSE ROAD, DUKES PARK INDUSTRIAL ESTATE, CHELMSFORD, CM2 6TE

To Let - Warehouse/Trade Counter Unit



KEY HIGHLIGHTS

- 4,738 sq ft/440 sq m (approx.)
- Situated within Chelmsford's premier industrial warehousing estate
- Class E (Commercial, business and service uses) B2 & B8 Use
- Landscaped Environment
- BREEAM Very Good Rating
- EPC Rating A
- Electric Car Charging Point
- Excellent access to A12 (2 miles)
- Nearby occupiers include Dulux, Topps Tiles, GSF, Toolstation and Screwfix



LOCATION

Trade City Chelmsford is located on Montrose Road, within Dukes Park Industrial Estate which is regarded as the premier industrial/warehousing location within Chelmsford. Dukes Park Industrial Estate is excellently positioned adjacent to the A12 to the immediate south of Boreham Interchange, and approximately 2 miles to the east of Chelmsford city centre. The scheme also offers excellent access to the regional and national motorway network.

DESCRIPTION

The property comprises an open plan warehouse area with office accommodation on the first floor. The unit has its own parking and loading area to the front. The unit also benefits from an electrically operated roller shutter door and PV panels generating free electricity to the occupier thus reducing the buildings carbon footprint.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates.

SERVICES

We understand that mains electricity, gas, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

BUILDING INSURANCE

The buildings insurance is to be arranged by the Landlord with the cost to be recovered from the Tenant. For the current year the approximate cost is £TBC.

TERMS

The property is available by way of a fully repairing and insuring lease, terms to be agreed.

RENT

Price on application.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction

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VAT

VAT chargeable at the current rate.

EPC

A - 17

Expires 15th September 29

ANTI MONEY LAUNDERING

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

CONTACT

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Coke Gearing
CHARTERED SURVEYORS

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