

# Unit 10 Trade City

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

To Let - Warehouse/Trade Counter Unit



## KEY HIGHLIGHTS

- 3,859 ft<sup>2</sup> (358.51 m<sup>2</sup>)
- Situated within Chelmsford's premier industrial estate
- Class E Commercial, business and service uses B2 & B8 Use
- BREEAM Very Good Rating
- EPC Rating A
- Close proximity to J.19 of A12
- 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. The premises have an eaves height of 6.5m.

The existing tenants fit-out which includes mezzanine floors is to be removed.

## ACCOMMODATION

The following approximate floor areas are provided on a Gross External Area basis:

Description	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	3,246	301.56
First Floor	613	56.95
<b>Total</b>	<b>3,859</b>	<b>358.51</b>

## BUSINESS RATES

From Internet enquiries of the VOA website we understand that the premises have a Rateable Value of £52,000 (April 2026 Listing).

## PLANNING

The premises have planning consent in place for Class E (Commercial, business and service uses) B2 & B8 Use.

## 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.

## TERMS

The property is available by way of a new Full Repairing & Insuring (FRI) Lease for a term by negotiation.

## RENT

The premises are available at a rental of £63,675 pax.

## LEGAL COSTS

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

## VAT

The property is opted for tax and as such VAT will be charged at the prevailing rate on the rent and all other outgoings.

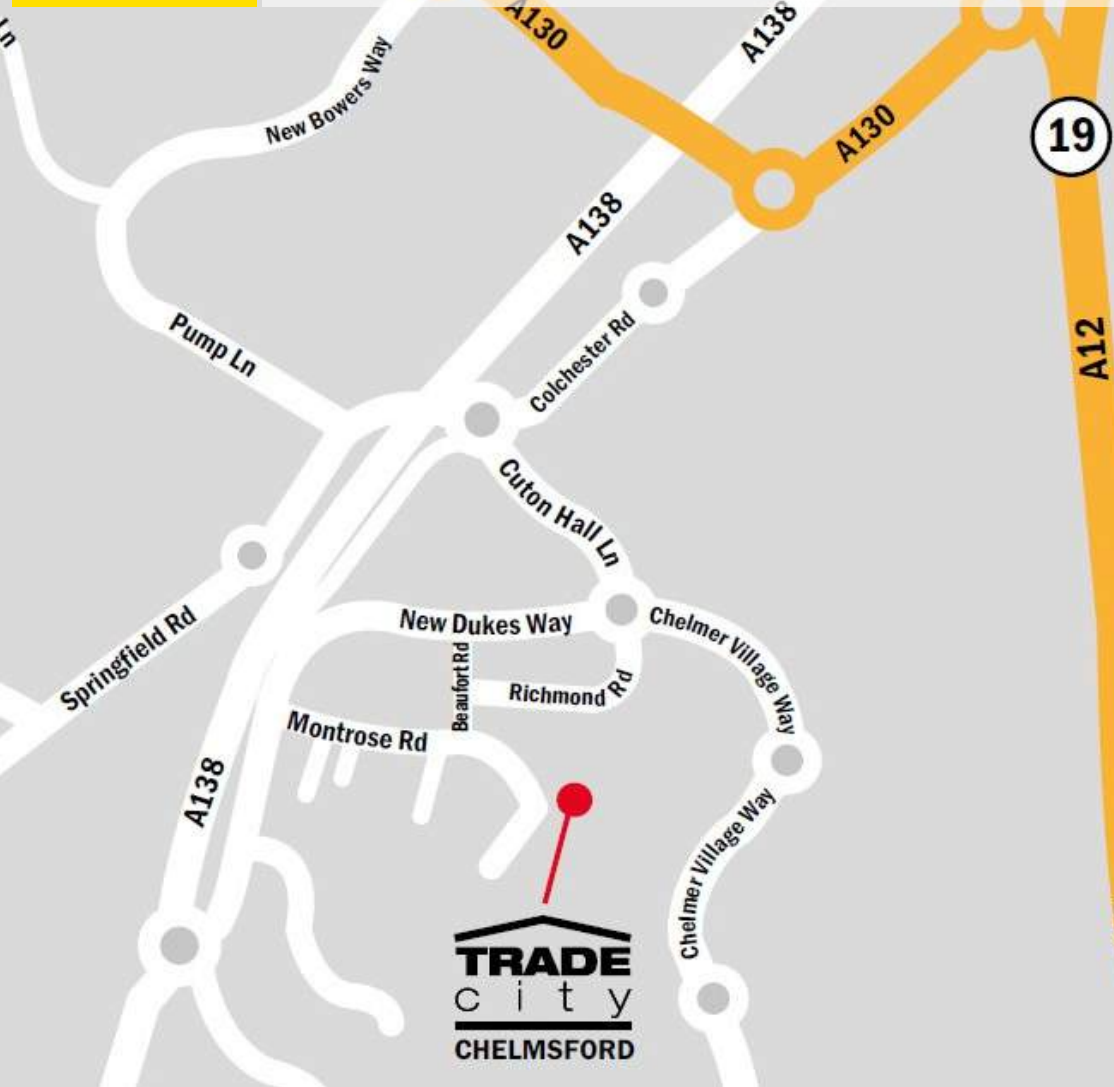


## EPC

A - 21

## 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 joint selling agents prior to solicitors being instructed.



## CONTACT

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