



35-37 Hanbury Road, Hanbury Road, Chelmsford CM1 3AE

TO LET

Warehouse/ Industrial Unit to be let

**9,999 Sq Ft
(929 Sq M)**

DESCRIPTION

Unit 35 comprises an open plan warehouse area with fitted offices arranged over ground and first floor. The unit also benefits from a yard to the front offering ample parking and loading area.

Unit 37 comprises an open plan warehouse area with extensive office accommodation to the ground floor. The unit also benefits from a good-sized secure yard and additional parking to the front of the property.

- ✓ To be refurbished
- ✓ Ample parking and secure yard
- ✓ Includes fitted office space
- ✓ Nearby occupiers include Magnet and Topps Tiles
- ✓ Available on a new lease from the landlord
- ✓ Consideration will be given to splitting the units

LOCATION

Hanbury Road is situated on the established Widford Industrial Estate, one of Chelmsford's main commercial areas, and provides excellent access to Westway (A1016).

Westway offers immediate access on to the A414 providing a direct link westward to M11 (J7), and A12 to the south connecting to M25 (J28). London Liverpool Street Station is 35 minutes from Chelmsford.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	9,999	929

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

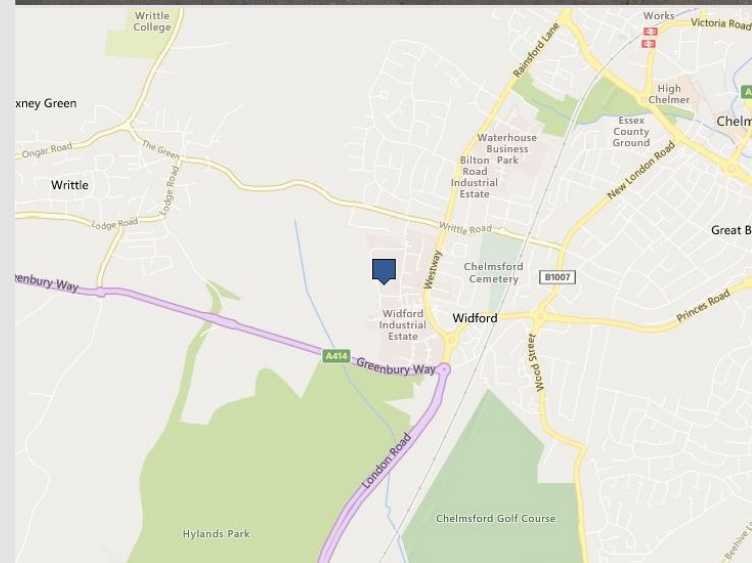
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property/properties are available by way of a new full repairing and insuring lease on terms to be agreed.

EPC Unit 35 - D 87

Unit 37 - E 125



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. 28-Jun-2021

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Mr Joe Reubin
01245 215521
JReubin@lsh.co.uk