

CHELMSFORD



TO LET

Yards
West Of Roxwell
Chelmsford
Essex

YARD'S

**FROM 11,660 SQ.FT (1083 SQ.M)
TO 81,075 SQ.FT (7532 SQ.M)**



Yards Available



Fully Secure with Fencing and CCTV



Type 1 Ground Surface



New Lease Available



Yard 1 - Rent £121,612.50 Per Annum
Yard 2 - Rent £74,083 Per Annum
Yard 3 - Rent £23,320 Per Annum



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The yards are located in the rural village of Roxwell just west of Chelmsford, is a well-connected commercial location set within an attractive countryside environment. The area features a mix of established farmstead units and modern business premises, home to a variety of enterprises from light industrial and engineering to e-commerce and specialist services. With Chelmsford city centre and mainline rail links approximately six kilometers away, it offers an appealing balance of rural setting and excellent access to regional and national transport networks.

The yards are fully available, with delivery and HGV movements permitted from 07:00 to 19:00, Monday to Friday, and 07:00 to 14:00 on Saturdays. The site benefits from full CCTV coverage and secure gated access, providing a high level of security. The yard benefits from a Type 1 ground surface and is fully fenced, with a manual gate serving each yard. Electric and water supplies can be provided, subject to negotiation..

ACCOMMODATION

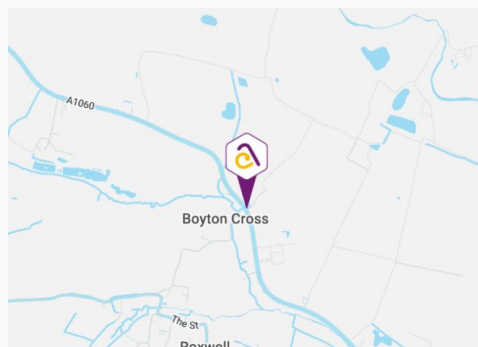
YARDS	SIZE	PRICE
1	81,075 SQ.FT (7532 SQ.M)	£121,612.50
2	49,389 SQ.FT (4588 SQ.M)	£74,083.50
3	11,660 SQ.FT (1083 SQ.M)	£23,320

TERMS

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

SERVICE CHARGE:

A service charge of £0.80 per square foot applies.



BUSINESS RATES

Interested parties are advised to confirm the rating liability with Chelmsford City Council on 01245 606805.

LEGAL COSTS:

Ingoing tenant to be responsible for the landlord's reasonable legal costs.

TENURE

Leasehold

VAT:

Plus, VAT if Applicable

VIEWING:

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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YARD 1



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YARD 2



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YARD 3



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