



Unit 6, Grafton Place, Chelmsford CM2 6TG

TO LET

TRADE COUNTER UNIT ON WELL
ESTABLISHED ESTATE

**2,866 Sq Ft
(266 Sq M)**

DESCRIPTION

The property is an industrial/trade counter unit located on the popular and established Grafton Place. The property is constructed of steel frame with a mixture of brick and profile steel clad elevations.

- ✓ **2,866 SQ FT / 266.25 SQ M**
- ✓ **Nearby occupiers include Howdens, Jewson, Dulux & MKM**
- ✓ **Single level access door**
- ✓ **4 parking spaces**
- ✓ **Well established and popular industrial estate**
- ✓ **Potential to be refurbished to suit**

LOCATION

The unit is located on Grafton Place which is located within the popular Dukes Park Industrial Estate, approximately 1 mile from the A12 Boreham Interchange and 1.5 miles north of Chelmsford City Centre. The A12 provides a direct route to J28 of the M25 approximately 20 miles to the south west and there is easy access to the A120 with Stansted being 19 miles north west.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	2,866	266

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.

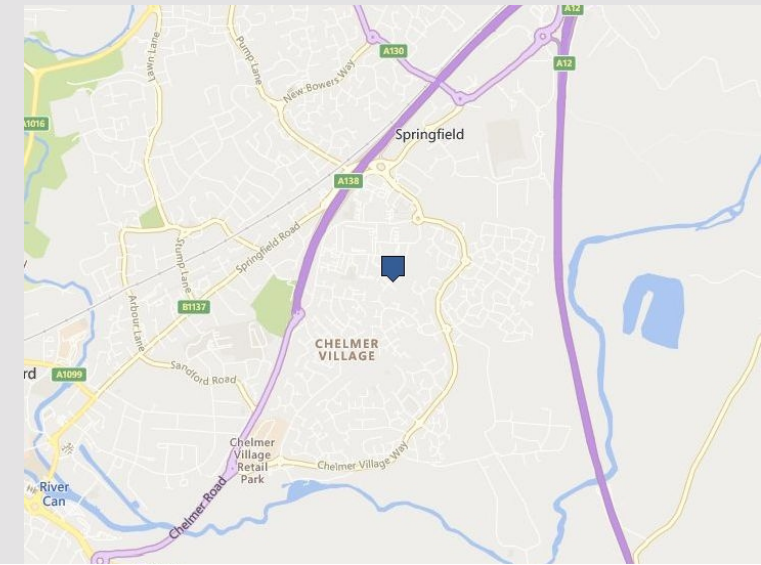
BUSINESS RATES

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

TERMS

The property is available on a new full repairing and insuring lease direct on terms to be agreed.

EPC The building has an EPC rating of E112.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

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