



Ayers & Cruiks
COMMERCIAL

Yards Boyton Hall Lane, Chelmsford, CM1 4LN

To Let | 11,660 to 81,075 sq ft

Fully secure yards with fencing, CCTV coverage and secure gated access.

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Summary

- Rent: £23,320 - £121,612.50 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Chelmsford City Council on 01245 606805.
- Service charge: £0.80 per sq ft
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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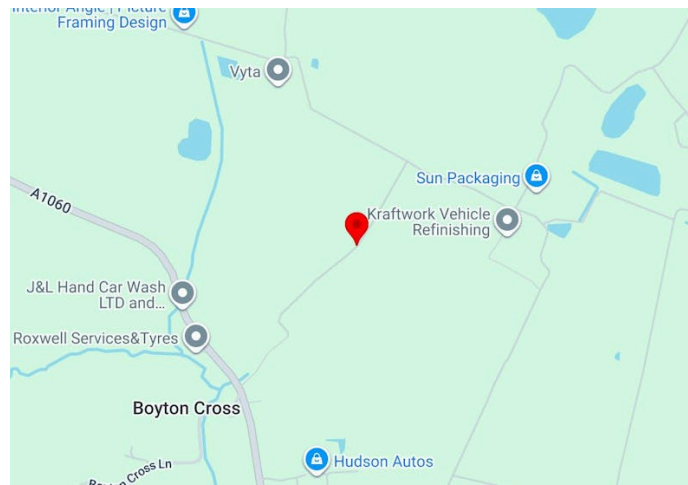
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Key Points

- Yards Available
- Fully Secure with Fencing and CCTV
- Type 1 Ground Surface
- New Lease Available
- Rent From £23,320 Per Annum Exclusive

Description

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.

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 kilometres away, it offers an appealing balance of rural setting and excellent access to regional and national transport networks.

Accommodation

Description	Building Type	sq ft	sq m	Availability
Lot 1	Land	81,075	7,532.11	Available
Lot 2	Land	49,389	4,588.39	Available
Lot 3	Land	11,660	1,083.25	Available

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

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

