

9 Eckersley Road
Chelmsford
Essex
CM1 1SL

To Let -
Industrial/warhouse
Unit

- 2,173 sqft (202 sqm)
- Close to High Street
- Parking

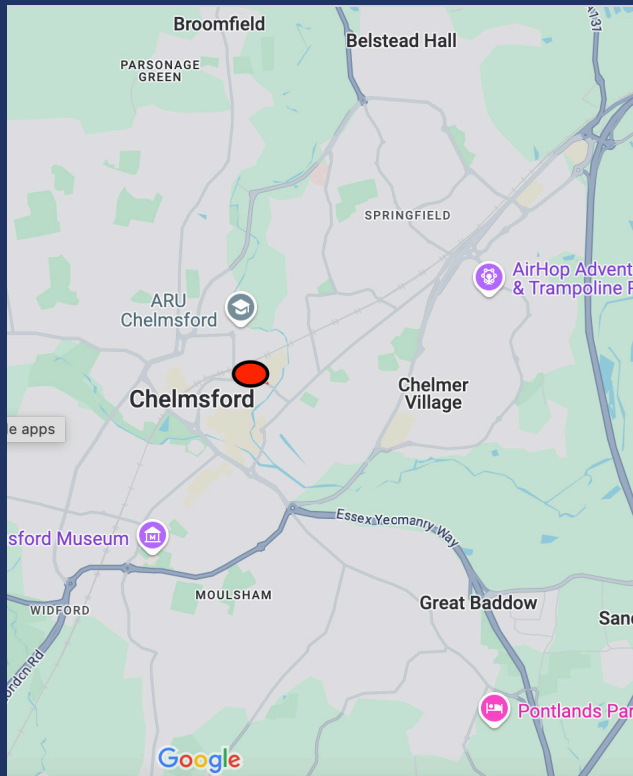


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www.mjmpropertyconsultants.co.uk

Location

Eckersley Road Industrial Estate is located off Victoria Road, adjacent to the Riverside Retail Park, and opposite the Riverside Leisure Centre. The property is within walking distance from the the City Centre as well as Chelmsford's mainline station.



Description

The property comprises a mid-terrace single storey industrial/warehouse unit which includes WC facilities, and benefits from a roller shutter access door, three phase power and allocated parking.

Accommodation

Ground Floor Gross internal area - 12,173 sqft (202 sqm)

Terms

The unit is offered on new effectively full repairing and insuring lease terms to be agreed. A Rent Deposit of 3-6 months and/or Personal Guarantee may be required subject to status

Rent

£34,768 per annum exclusive of business rates, service charge, building insurance and utilities. Rent is to be paid quarterly in advance.

Service Charge & Building Insurance

Further details available

Planning/Use

Industrial & warehouse falling within E(g)(iii) or B2/B8

MJM Property Consultants Ltd give notice that these particulars are set out as a general outline only for the guidance of intending purchasers or tenants, correct to the best of our knowledge and do not constitute any offer or form of contract. No warranty is given in relation to the condition of the property or implied in relation to utilities and electrical, mechanical or other equipment. Prospective purchasers or tenants are strongly advised to obtain professional property and legal advice in relation to this property before entering into any contract.

Business Rates

These are to be reassessed. We believe the rateable value will be in the region of £25,000. Estimated annual rates payable will be £12,475 (2024/25). Interested parties are advised to make their own enquiries with the Council for verification of their business rates liabilities

Energy Performance Rating

C - 75

Value Added Tax

Value added tax is applicable to the rent and service charge.

Legal Costs

Each party to bear their own legal costs.

Viewing & Further information:

Contact MJM Property Consultants :

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