

TO LET

**Industrial/Storage Unit
With Car Parking**

768 sq. ft. (71 m²)

UNIT 3A, BADDOW PARK

West Hanningfield Road, Great Baddow, Chelmsford, Essex, CM2 7SY



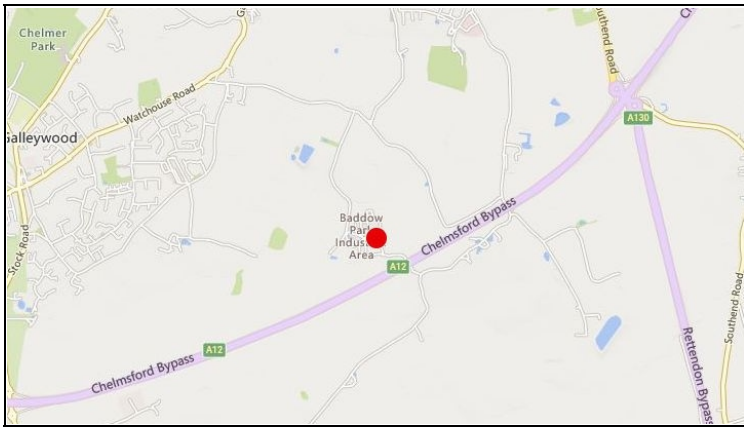
- Established industrial location
- Part of Baddow Park Estate

- On site allocated car parking
- Close proximity to A12/A130

KEMSLEY LLP
PROPERTY CONSULTANTS

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www.kemsley.com



LOCATION

Forming part of the Baddow Park Estate, an established industrial location.

Located in a strategic position offering excellent vehicular access to the A12 and A130.

Chelmsford city centre is approximately 3 miles to the north, offering excellent retail and leisure attractions to the area, together with Chelmsford train station with services to London Liverpool Street (approximately 35 minutes journey time).

DESCRIPTION

Baddow Park Industrial Estate offers a number of business units with on site allocated car parking.

Unit 3a is arranged as open plan accommodation with shared facilities on site.

ACCOMMODATION

Total **768 sq. ft. (71 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

Offered by way of a new lease. All leases are outside of the Landlord & Tenant Act 1954, as amended.

RENT

£608.00 per calendar month.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

The office suite has a rateable value of £4,850. Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of the rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The suite has an EPC rating of D - 100.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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