



Industrial Unit / Showroom | TO LET 18,817 sq ft | 1,748.15 sq m (approx.)

Unit 1, Bilton Road Industrial Estate, Bilton Road, Chelmsford, Essex

CM1 2UP

- CG Close proximity to A12, providing fast access to the M25
- CG Located on an established industrial estate
- CG Self-contained site with yard area
- CG Nearby occupiers include Nissan, Jeep, Geely, MG and BYD

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Location

Unit 1 Bilton Road is situated on the established Bilton Road Industrial Estate, one of Chelmsford's main commercial areas, and provides excellent access to Westway (A1016).

Westway offers immediate access on to the A414 providing a direct link westward to M11 junction 7 and A12 junction 15 to the south connecting to M25 junction 28. London Liverpool Street can be reached in 35 minutes from Chelmsford Station, 1.5 miles away, whilst regular bus routes service the local area. Further nearby occupiers include Magnet, Topps Tiles, City Plumbing and McDonalds.

Description

The property comprises a prominently positioned trade counter / showroom unit of steel portal frame construction beneath a pitched roof with translucent roof lights and brick elevations overlaid in metal sheet cladding.

The accommodation is currently arranged to provide a substantial ground floor showroom and reception area, suitable for trade, retail warehouse or product-led occupiers, with two separate pedestrian entrances enhancing customer access. First floor offices and meeting rooms are provided, together with kitchenette and WC facilities.

The warehouse is accessed internally and via two roller shutter doors, and benefits from 3 phase power, gas and a minimum eaves height of approximately 5 metres, suitable for storage and operational support.

Externally, there is a secure forecourt and yard area to the front and side for parking, display and loading.

Accommodation

GIA approx.	18,817 sq ft	1,748.15 sq m
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Rent

Rent on application

Business Rates

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates



Services

We understand that mains electricity, gas, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

Anti-Money Laundering

In accordance with the latest Anti Money Laundering legislation, the Tenant will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.

Buildings Insurance

The buildings insurance is to be arranged by the Landlord with the cost to be recovered from the Tenant. For the current year the approximate cost is £TBC

Terms

The property is available by way of a fully repairing and insuring lease, terms to be agreed

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

VAT chargeable at the current rate.

EPC

C – 65

Viewings strictly via Sole Agents:

Toby Pemberton

T: 01245 676 938

M: 07949 530 597

E: Toby@cokegearing.co.uk

Paul Fitch

T: 01245 676 938

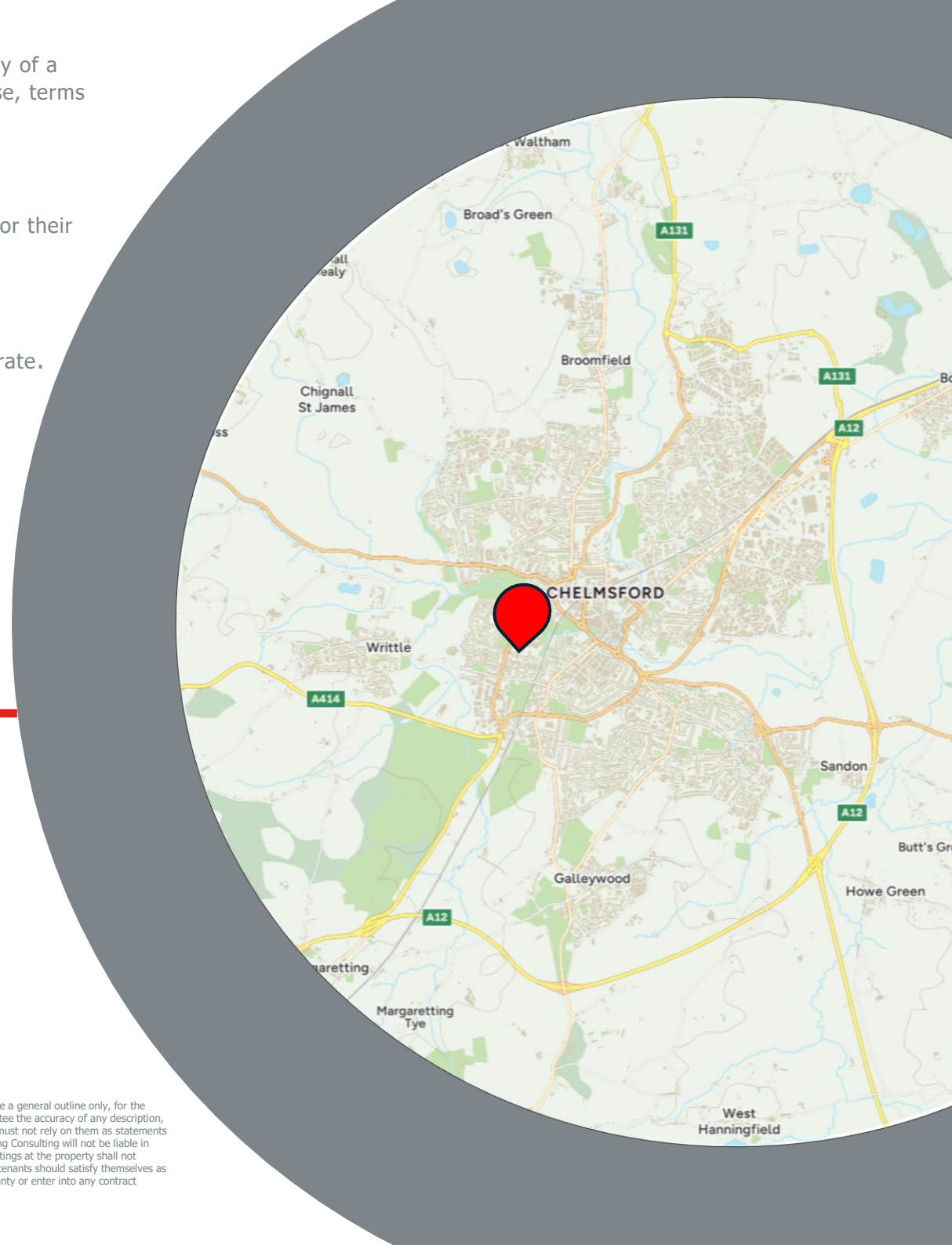
M: 07771 607 585

E: Paul@cokegearing.co.uk

CokeGearing.co.uk

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