

Unit 12 Oyster Place Montrose Road Dukes Park Estate CM2 6TX

DESCRIPTION:

The self-contained property (approx 800ft²) is an end-terrace industrial unit constructed of steel portal frame with elevations of brick and blockwork with profile sheet cladding under a shallow pitched roof which incorporates translucent roof lights. The unit which has 3 phase power is approx. 31ft deep by 24ft wide with a small office) already in situ. In addition to the roller shutter door there is a pedestrian entrance. Eaves height approx 12ft. EPC rating E105

- Discount of 58.333% off rates payable available for tenant eligible for small business rates relief
- No VAT applicable on rent
- Available now

RENT: £14,400pa payable at £1,200pcm plus service charge

RATEABLE VALUE: £13,250 **RATES PAYABLE:** 2026/27 £6.625

LOCATION:

Oyster Place is off Montrose Road on the popular Dukes Park Industrial Estate a short distance from the A12. Major tenants on the Dukes Park Industrial Estate in Chelmsford include Royal Mail, Jewson, MKM Building Supplies, and Toolstation. There are many other businesses are located on the estate

TERMS AND CONDITIONS:

Available on a new full repairing and insuring lease for a minimum of 3 years. Building insurance and service charge details available on request.

PARKING:

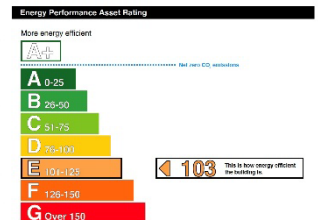
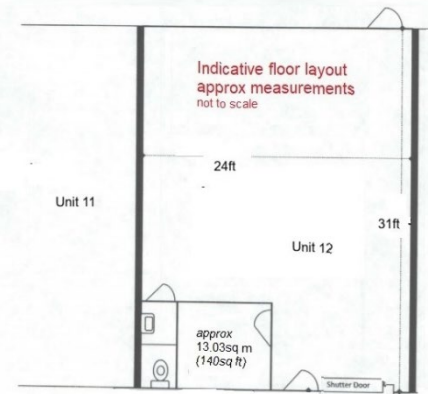
The unit has allocated parking for 2/3 cars.

LEGAL COSTS:

Tenant to pay Landlord a contribution of £350 plus VAT towards preparation and issuing of lease.

VIEWING:

By prior arrangement with Robert Dewar Associates – 01245 350160



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