



**STIRLING  
ACKROYD**

## **TO LET**

**Unit 12, Eckersley Road  
Industrial Estate,  
Eckersley Road,  
Chelmsford, Essex, CM1  
1SL**

**838 sq ft**

**Mid-Terrace Single  
Storey  
Industrial/Warehouse  
Unit with a Trade  
Counter, Mezzanine  
Floor, Office and  
Loading/Parking  
Facilities.**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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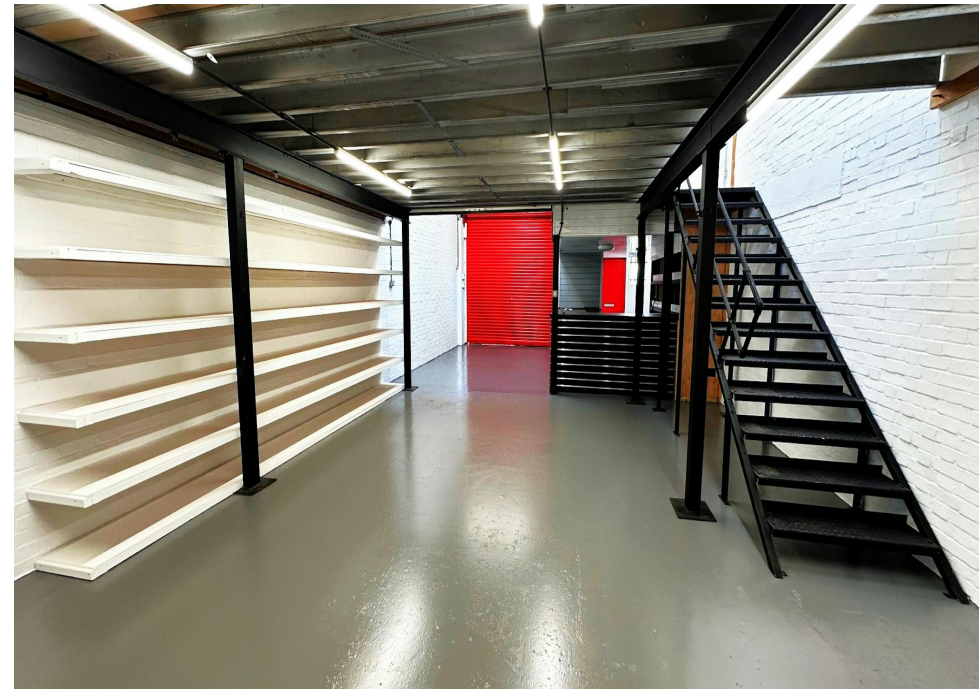
## Description

Mid-Terrace Single Storey Industrial/Warehouse Unit with a Trade Counter, Mezzanine Floor, Office and Loading/Parking Facilities.

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## Key points

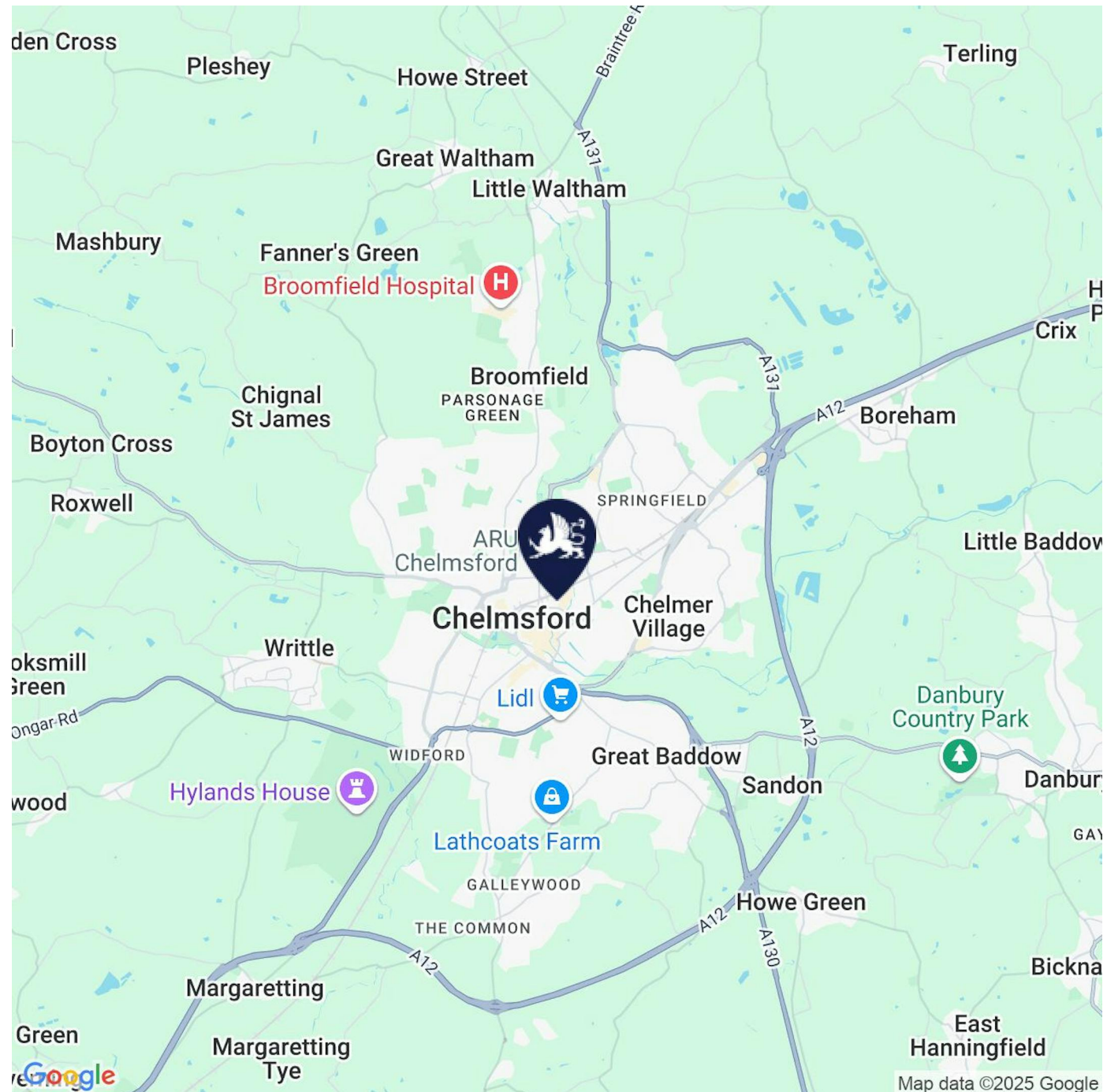
- Glazed Frontage
- Lighting
- Loading/Parking Facilities
- Mezzanine Floor
- Office
- Roller Shutter
- Trade Counter
- W.C.



## Location

The Unit forms part of Eckersley Road Industrial Estate off Victoria Road (A1099) located adjacent to Riverside Retail Park.

Eckersley Road Industrial Estate is less than 0.5 miles from the City Centre and Chelmsford Railway Station (Greater Anglia Line) providing a Rail Connection to London Liverpool Street Station.





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## Accommodation

Name	sq ft	sq m
Unit - Industrial	838	77.85

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## Viewing & Further Information



**Nicholas Westray**  
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07932 707 071  
nwestray@stirlingackroyd.com

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## Rents, Rates & Charges

Lease	New Lease
Rent	£13,500 per annum
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	C (62)

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