

DRAFT BROCHURE – AWAITING CLIENT’S APPROVAL



Unit 8, 16 Baynes Place, Chelmsford, Essex, CM1 2QX

zips

INVESTMENT OPPORTUNITY

10,560 SQ FT
(981.02 SqM)

Price On Application

- 10 Car Parking Spaces
- 3 Phase Power
- 7.5m To Eaves
- 9.5m To Ridge
- Mezzanine Stores
- Future Owner/Occupier Potential
- Rateable Value: £115,000
- VAT is Charged
- EPC Rating - C

Waterhouse Business Park is a modern estate occupied by a variety of users including Fedex, Audi specialists, the Hangar Store, removal company and bathroom showroom.

Unit 8 is a mid-terrace, steel portal frame building, providing majority clear span industrial floor with two storey offices to the front. The forecourt provides loading and parking for 10 cars.

Current income: £120,000 per annum, expiring November 2027, outside the Security of Tenure Provisions of the Landlord & Tenant Act.

DESCRIPTION

Ground Floor 33.03m x 22.74m

Majority open plan workshop with perimeter stores with mezzanine over, spray booth and partitioned workshop to rear, with further mezzanine over. Hoist. Gas blower heater. Works wc's. Office to front, comprising reception/entrance, main office, kitchenette and accessible wc.

First Floor Offices 7.02m x 13.1m

Divided into three offices.

Mezzanine Stores 9.38m x 7.39m

2.95m x 12.81m and 5.62m x 5.49m

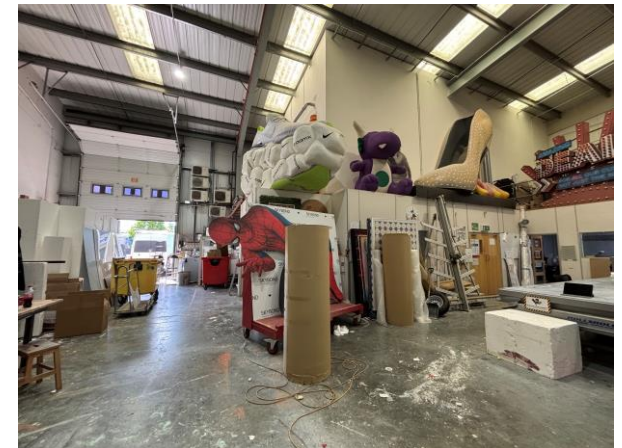
TERMS

For Sale, Freehold, subject to the existing lease.

The property is let to Creative Special Displays for a term of five years, outside the Security of Tenure provisions of the Landlord & Tenant Act, expiring 16 November 2027, at an annual rent of £120,000.

The lease is Full Repairing and Insuring. There is a Service Charge towards estate upkeep, recoverable from the tenant.

Creative Special Displays supply and install a variety of promotional and advertising material.





BUSINESS RATES

We understand that the property has a Rateable Value of £115,000.

Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of Chelmsford City Council (01245 606805) to verify the Business Rates payable.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is **charged** on sums due.

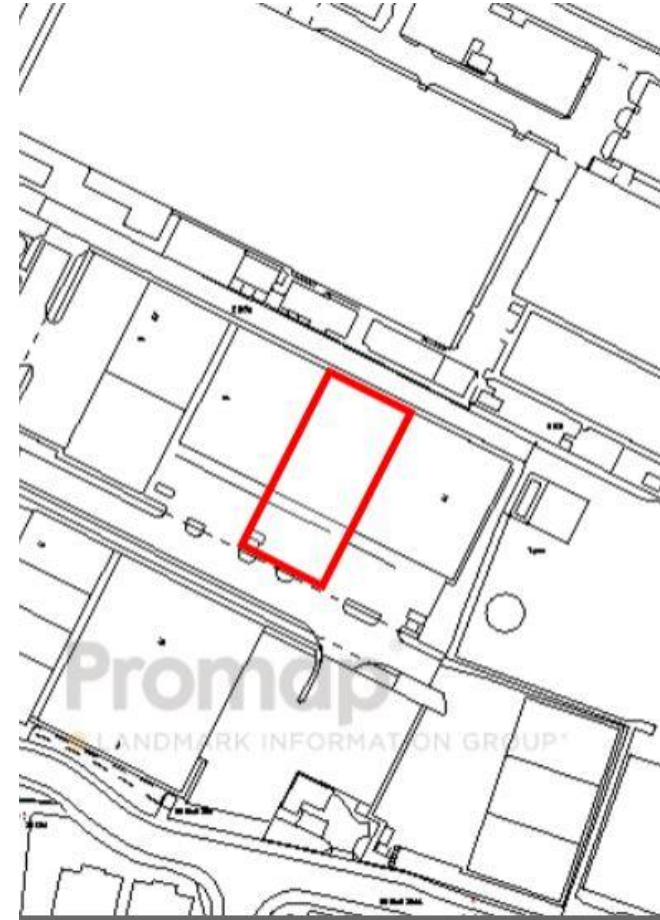
8, 16 Baynes Place, Chelmsford



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. A fee of £48 is payable towards our third party providers costs in gaining this information.



All descriptions, dimensions, reference to condition and necessary permissions for use, occupation and other details contained herein are for general guidance only and prospective purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Mullucks employees or representatives do not have any authority to make or give any representation or warranty or enter into any contract in relation to the property. OS Licence No. 100005829. Reproduced from the Ordnance Survey Map with the permission of the Controller of His Majesty's Office. Crown Copyright.

Mullucks

01279 755900 | mullucks@mullucks.co.uk