



## Industrial Unit | TO LET

9,819 sq ft | 912.21 sq m (approx.)

Unit 7, 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 Screwfix, Jeep, Wickes & Howdens

**Coke Gearing**

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## Location

Unit 7 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 unit is of steel portal frame constructed under a pitched roof, incorporating translucent roof lights, with brick elevations with the front elevation overlaid with cladding. The unit is accessed via two separate pedestrian doors leading into a reception area / ground floor office space. The stairs lead to the first floor which has further office space / meeting rooms and WC facilities.

The warehouse can be accessed through the ground floor office areas. Vehicles can access via the two roller shutter doors on the south elevation. The warehouse benefits from 3 phase power, gas and a min eaves height of 5 m.

To the front and side of the unit is a secure forecourt / yard area with a gated area for loading / unloading and car parking.

## Accommodation

GIA approx.                      9,819 sq ft                      912.21 sq m

## 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](http://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

TBC

## Viewings strictly via Sole Agents:

### Toby Pemberton

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### Paul Fitch

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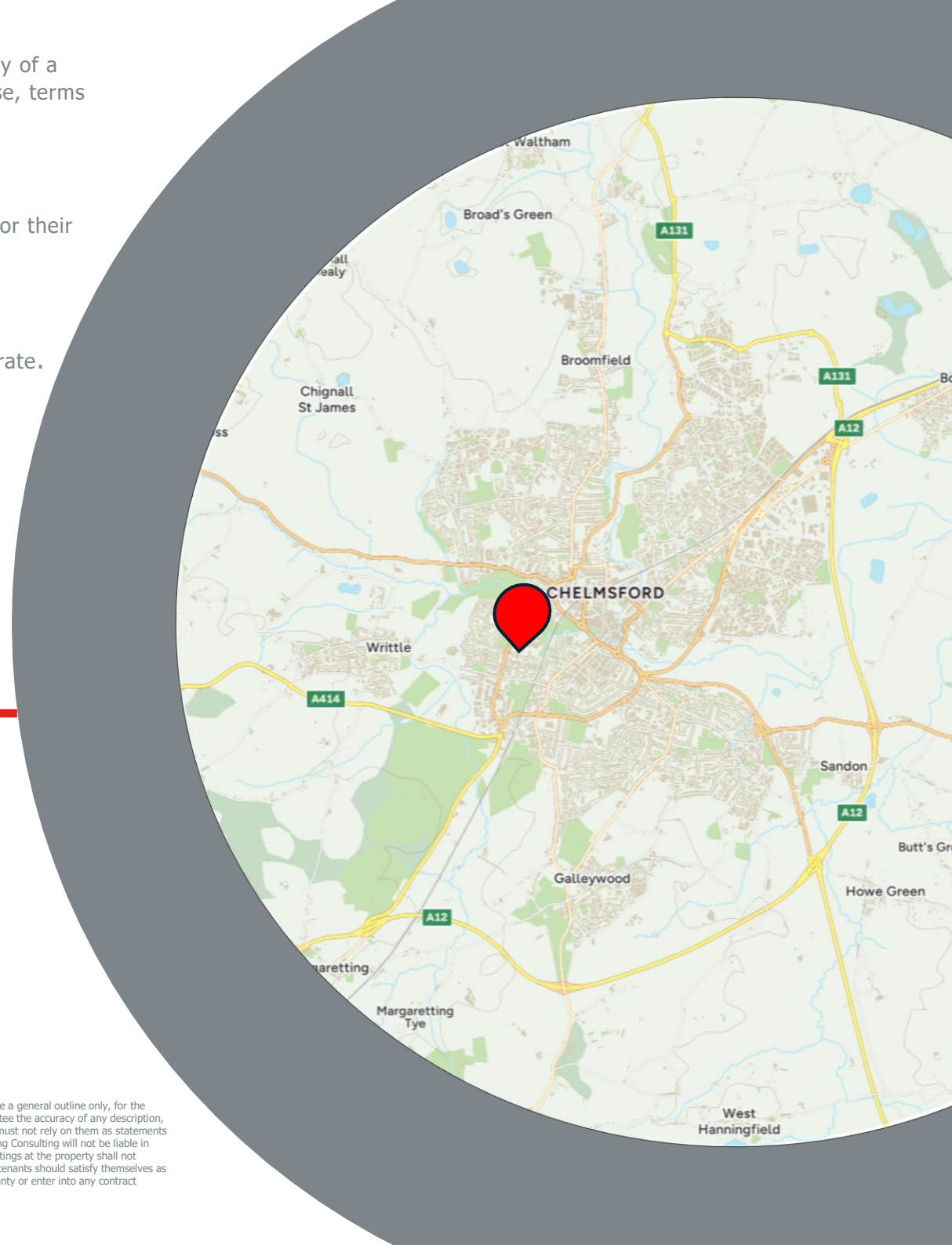
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