

CHELMSFORD – popular Dukes Park Estate To Let – Industrial/Warehouse Unit approx. 1,250ft² (116m²) – available now



16 Oyster Place Montrose Road Dukes Park Estate CM2 6TX

DESCRIPTION:

The self contained property is a mid-terrace industrial/warehouse 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. 41ft (12.5m) deep by 30ft (9.27m) wide with a small office approx. 140ft² (113m²) already in situ. In addition to the roller shutter door there is a pedestrian entrance. Eaves height approx 12ft. EPC rating C 74. NB internal shot is of a similar unit.

RENT: £1,800pcm plus service charge – no VAT applicable

RATEABLE VALUE: £10,750 nil rates payable for eligible tenant

APPROXIMATE SIZE: Workshop 1,103ft² (102m²) Office 140ft² (13m²)

LOCATION:

Oyster Place is off Montrose Road on the popular Dukes Park Industrial Estate a short distance from the A12. Major occupiers nearby include Royal Mail and Jewsons.

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 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

204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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