



To Let

City Centre Industrial/Warehouse

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

RENT

£13,408

Per Annum Exclusive

AVAILABLE AREA

838 sq ft

[77.85 sq m]

IN BRIEF

- » City Centre Location
- » Allocated Car Parking
- » Available Immediately

LOCATION

Eckersley Road Industrial Estate is located off Victoria Road, adjacent to the Riverside Retail Park. The property is less than 0.5 miles from the City Centre as well as Chelmsford's mainline station.

DESCRIPTION

The property comprises a mid-terrace single storey industrial/warehouse unit which benefits from WC facilities, roller shutter access door, mezzanine, three phase power and allocated parking.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

» Total: **838 sq ft [77.85 sq m]**

SERVICES

We understand the property is connected to mains water, drainage, and three phase electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the unit falls within Band C (62) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

BUSINESS RATES

We are advised that the premises have a rateable value of £11,500 which will give rise to an estimated annual rates payable of approximately £5,738 (2024/25). Interested parties are advised to make their own enquiries with the local authority.



LOCAL AUTHORITY

Chelmsford City Council
Tel: 01245 606606

TERMS

The property is available on a new full repairing and insuring Lease on terms to be agreed.

RENT

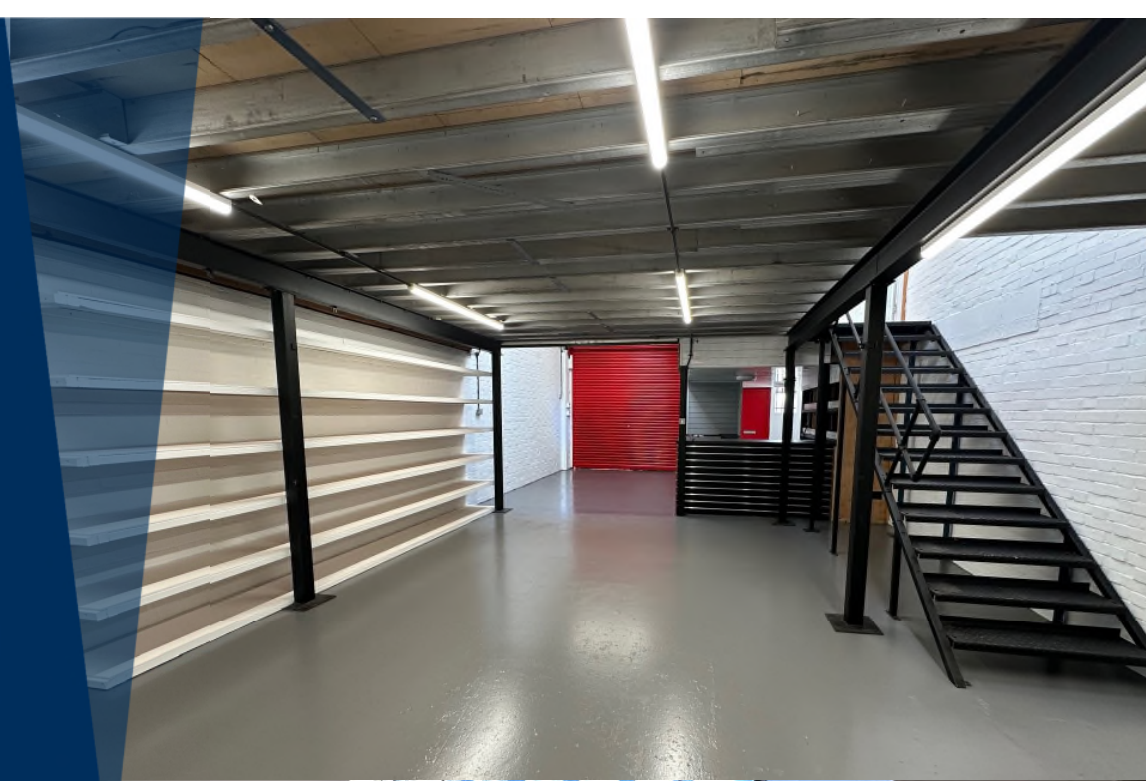
£13,408 Per Annum Exclusive.

VAT

We understand VAT is applicable.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.



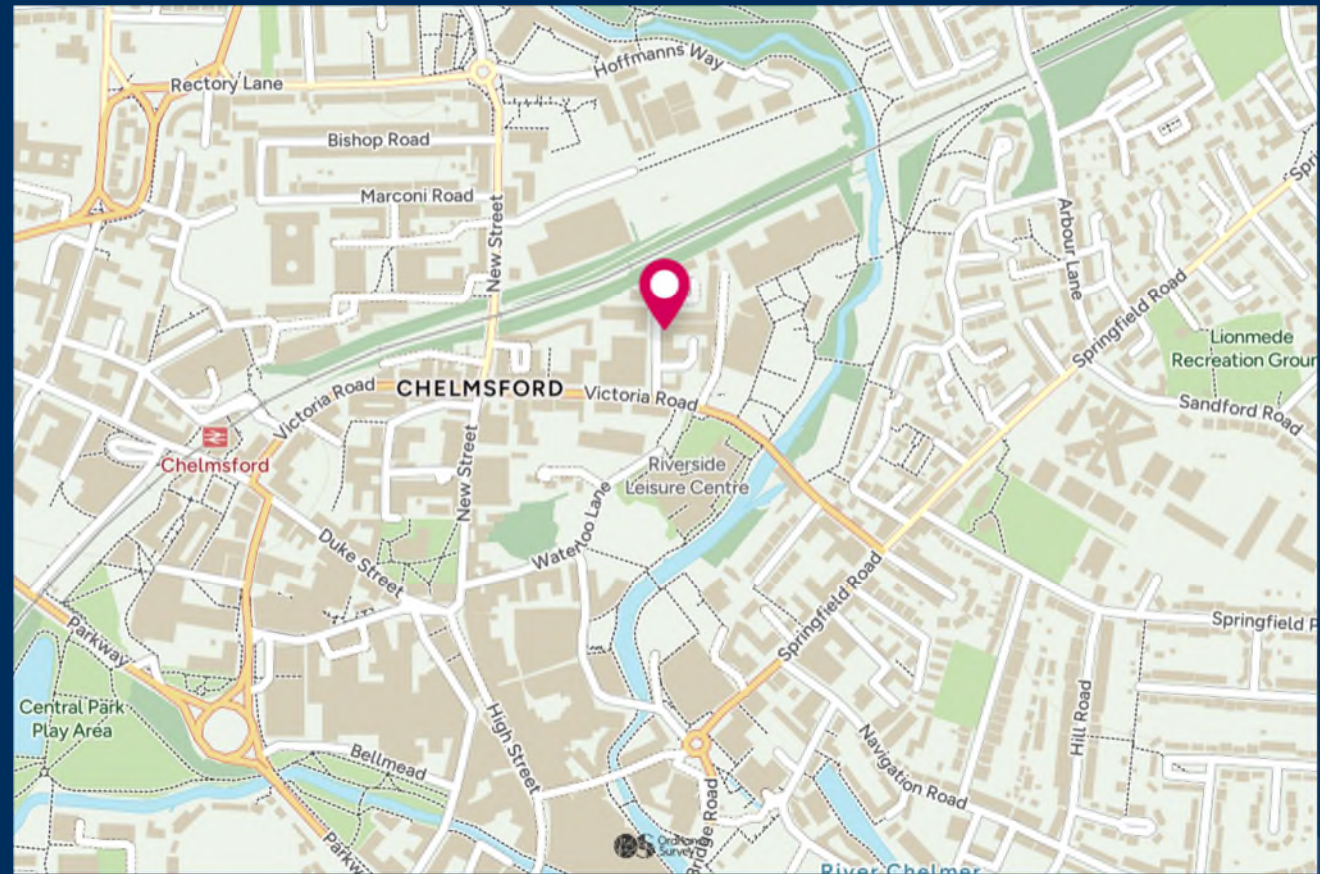
IEWINGS STRICTLY BY APPOINTMENT:

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Particulars created September 2024

