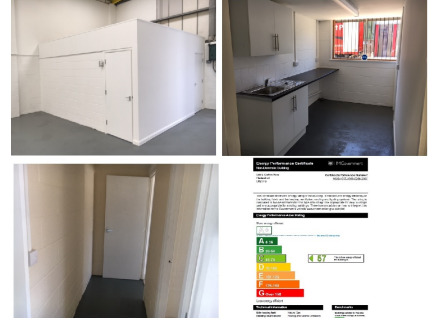


c2,850sq ft (264sq m) gia warehouse unit situated on popular established Dukes Park Industrial Estate

To Let



8 Grafton Place
Dukes Park Industrial Estate
Chelmsford CM2 6TG

DESCRIPTION:

Unit 8 is in a block of 4 back to back units in the second "row" on the Grafton Place Estate. The premises is of steel portal frame construction with elevations of facing brick/internal block work to 2m height and lined profiled cladding above to eaves under a shallow pitched roof with translucent roof lights. The unit has an eaves height of max 6m and is approx 19m wide (59ft) wide 15m deep (49ft deep). Loading access is via a manually operated folding loading door. The premises has undergone refurbishment following the vacation of the unit by the previous tenant and is offered as an open plan area with two Wc's and kitchen area. The EPC rating is C 57. There is 3 phase electricity and a gas pipe in the building. Available now.

RENT: £2,600 pcm plus VAT and service charge

RATEABLE VALUE: £23,250 2017 rating list payable 2017/18 £10,835 (0.46p in £)

APPROXIMATE SIZE: 2850 sq ft (264.88 sq m) warehouse area GIA.

LOCATION:

Grafton Place is off Montrose Road on the Dukes Park Industrial Estate which is located to the north east of Chelmsford a short distance from J19 of the A12 which in turn offers access via J28 of the M25 (approximately 15 miles southwest) and to the east coast ports.

TERMS AND CONDITIONS:

Available on a new full repairing and insuring lease for a term to be agreed.

PARKING:

Car parking in front of the unit.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

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Viewing by appointment