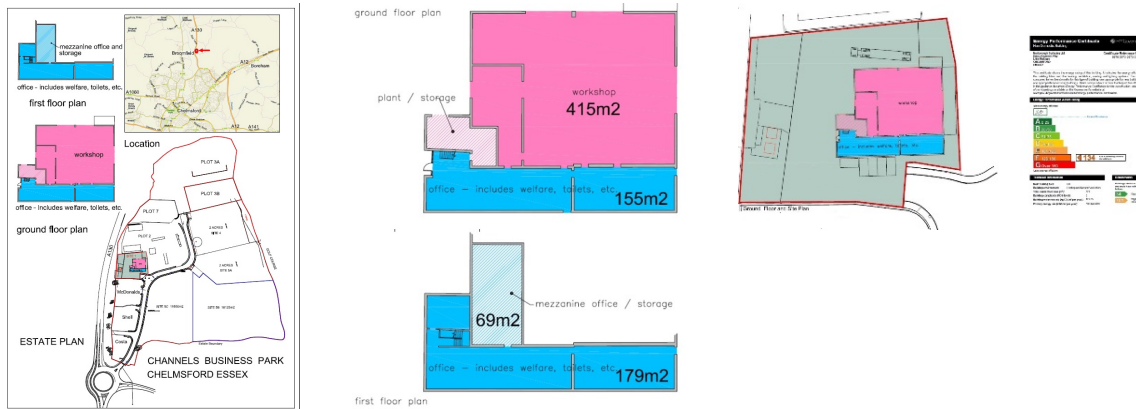


## Industrial premises approx 4,467sq ft (415sq m) with approx 3,595sq ft (334sq m) offices on plot 0.64acres

### To Let



Unit 1 Channels Business Park  
Essex Regiment Way  
Chelmsford CM3 3PZ

#### DESCRIPTION:

The property, which is to be refurbished, offers workshop/warehouse of 4,467sq ft approx plus approx 3,595sq ft of offices planned over ground and first floors (total gross internal area of approx 8,062sq ft). The office accommodation, which will have access into the workshop/warehouse area, will be made up of a combination of open plan and individual rooms. The warehouse will have its own pedestrian and vehicular entrances. The property will have WC and Kitchenette facilities. Externally there are approx 10 parking spaces and a yard. **NB** - the areas are taken from plans provided and will be confirmed on completion of works. EPC rating F - 134. **AVAILABLE SEPTEMBER 2018**

**RENT:** £67,500 pa exclusive of VAT and estate service charge

**RATEABLE VALUE:** to be assessed

**APPROXIMATE SIZE:** 3595 sq ft (334.12 sq m) Offices over ground and 1st floors. 4467 sq ft (415.16 sq m) workshop/warehouse.

#### LOCATION:

Channels Business Park is located just to the north of Chelmsford City and is accessed from the A130. To the north the A130/A131 link directly to the A120 at Braintree and Great Dunmow providing easy access to the M11 and Stansted airport. To the south the A130 links with the A12 which in turn ensures good access to the M25. Chelmsford railway station also provides a direct route to London Liverpool Street and Chelmer Valley Park and Ride is also just to the north of the business park. Occupiers of the site include Costa Coffee, Shell PFS and Mcdonalds.

#### TERMS AND CONDITIONS:

The property is available to let on terms to be agreed.

#### PARKING:

10 parking space plus yard area.

#### LEGAL COSTS:

Each party to be responsible for their own legal costs.

**01245 350160**

Viewing by appointment

Fax (01245) 600578

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