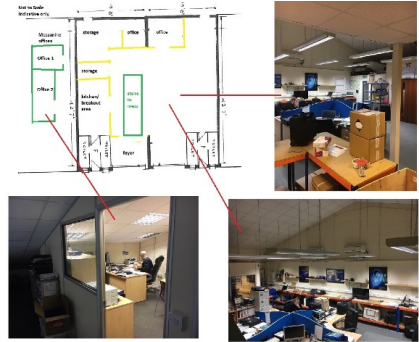
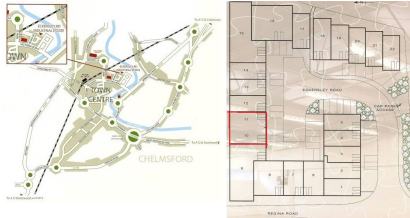


City Centre business unit - 1,676sq ft (155.70sq m) Air conditioning, parking, mezzanine offices

To Let



Units 10 & 11
Eckersley Road
Chelmsford CM1 1SL

DESCRIPTION:

The accommodation is a single storey double width terraced commercial building of steel frame and brick construction. The current tenant has lined the roof with sound insulation. Originally separate units, the property still has two roller shutter doors fitted although double glazed doors have been installed behind one set and the other partitioned off they can be reinstated. There are two personnel doors and two sets of male and female WC's. Internally **Unit 10** has been fitted out to provide foyer, kitchen/staff room and several separate storage areas. There is a staircase to a mezzanine which is fitted with 2 offices (totaling approx 400sq ft - 37.8sq m) and there is also a storage area. **Unit 11** is mainly open plan with an individual office to the rear. Each unit has a fire exit located at the back of the building. There are aircon/heating units mounted on the walls in the open plan area and the flooring has sections of non-static tiles around desks and the work benches which are fitted on the perimeter walls. If required by an incoming tenant the flooring, offices/storage areas, work benches, mezzanine and stairs can remain by negotiation. An EPC is to be commissioned.

RENT: £21,788 pa plus VAT

RATEABLE VALUE: £20,750 - £9,670 payable 2017/18 at rate in £ of 0.466p

APPROXIMATE SIZE: 838 sq ft (77.88 sq m) nia unit 10. 838 sq ft (77.88 sq m) nia unit 11. 400 sq ft (37.18 sq m) mezz offices.

LOCATION:

Eckersley Road Industrial Estate, a turning off Regina Road which in turn is off Victoria Road, is located diagonally opposite the Riverside Leisure Centre and next to the Riverside Retail Park. The City Centre and Chelmsford Railway Station (London Liverpool Street approx 35mins) are within a few minutes walk.

TERMS AND CONDITIONS:

Available on a new full repairing and insuring lease on terms to be agreed. Should the current configuration of the units suit a new tenant they will be required to reinstate to shell at the end of a new lease term.

PARKING:

There are parking spaces outside the units. Long and short term parking is also available close by.

LEGAL COSTS:

Each party to be responsible for their own legal costs

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Viewing by appointment