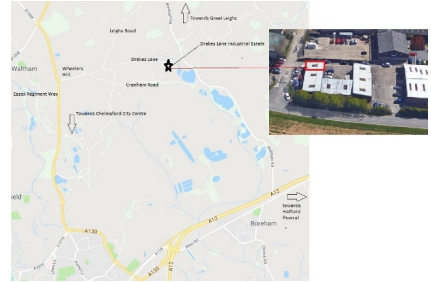
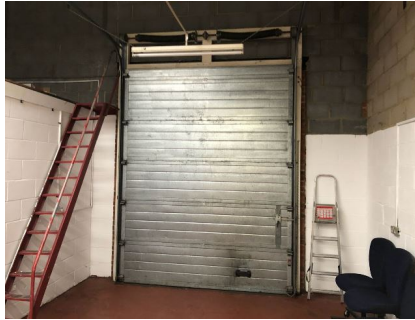


## Small industrial unit approx 700sq ft (64sq m) located on established rural industrial estate

### To Let



Unit 5 Drakes Lane Industrial Estate  
Boreham  
Chelmsford CM3 3BE

#### DESCRIPTION:

**Unit 5** is situated on the established semi rural Drakes Lane Industrial Estate which is located approx 5 miles to the north east of Chelmsford City. The premises which is brick built under an insulated roof with translucent panels with an eaves height of approx 4 metres. The up and over shutter door is 3 metres high allowing full access to the unit which is currently split into storage area of approx 6.9m by 4.2m and offices, with good natural light, measuring 6.9m x 3.65m. There is a ladder to the storage area over the office space. There is a pedestrian door at the back of the unit which gives access to reception/entrance area, WC and kitchenette. An EPC to be commissioned. Available now.

**RENT:** £750 pcm - there is no VAT on the rent

**RATEABLE VALUE:** £5,200 nil rates payable for eligible tenants

**APPROXIMATE SIZE:** 700 sq ft (65.06 sq m) Unit 5.

#### LOCATION:

**Drakes Lane** is located off Waltham Road which in one direction provides easy access to Main Road Boreham approx 2.5 miles away giving access to the A12 at Hatfield Peveral (junction 20a/20b) or the Boreham Interchange (junction 19) or in the other direction via Great Leighs to the A131. Essex Regiment Way via Wheelers Hill and onwards to the A130 toward Stansted airport and M11 is just a few minutes from the Estate.

#### TERMS AND CONDITIONS:

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

#### PARKING:

There is ample on site parking.

#### LEGAL COSTS:

Each party to be responsible for their own legal costs.

**01245 350160**

Fax (01245) 600578

204 New London Road, Chelmsford, Essex CM2 9AB

Viewing by appointment