

## Modern light industrial/warehouse space (2,468sq ft) including 1st floor office and mezz stores/office

### To Let



Unit 1 Kingsdale Business Centre  
Regina Road  
Chelmsford CM1 1PE

#### DESCRIPTION:

The Kingsdale Business Centre a modern development of 12 warehouse units with a variety of different occupiers. **Unit 1** with a GIA of 2,468sq ft comprises mainly open plan light industrial/warehouse space (1,768sq ft) with a full height up and over door, an eaves height of approximately 18ft 2ins (5.5m) and 3 phase electricity. Entry to the building is via a pleasant reception area, there is also separate male and female (with disabled) WCs and kitchenette located on the ground floor. The staircase from reception leads to the first floor where there is the original main office (270sq ft) which has good natural light, suspended ceiling with inset reflective lighting, carpets and electric heating. In addition there is a mezzanine which provides additional office/stores (430sq ft) which are carpeted with surface mounted reflective lighting. There is a timber staircase from the mezzanine giving access to the warehouse. The EPC rating for the building is D 86. Photographs taken before outgoing tenant took possession.

**RENT:** £23,000 pa plus VAT and service charge

**RATEABLE VALUE:** £16,250 payable 2017/18 at rate the £ of 46.6p is £7,572.50

**APPROXIMATE SIZE:** 1768 sq ft (164.32 sq m) Ground floor GIA. 270 sq ft (25.09 sq m) 1st floor office. 430 sq ft (39.96 sq m) Mezz office/stores.

#### LOCATION:

Kingsdale Business Centre is situated in Regina Road, a turning off Victoria Road within easy walking distance of Chelmsford city centre, mainline railway station and the adjoining Riverside Retail Park.

#### TERMS AND CONDITIONS:

Unit 1 is available on a new full repairing and insuring lease for a term to be agreed at a rent of £23,000 per annum exclusive of VAT, service charge, business rates and all other outgoings.

#### PARKING:

6 allocated parking spaces outside the unit.

#### LEGAL COSTS:

Each party to be responsible for their own legal costs.

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Viewing by appointment