

Modern light industrial/warehouse space (2,324sq ft) including 1st floor office and mezzanine stores

To Let



Unit 2 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 2** with a GIA of 2,234sq ft comprises mainly open plan light industrial/warehouse space (1,784sq 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 (264sq ft) which has good natural light, suspended ceiling with inset reflective lighting, carpets, air conditioning and electric heating. In addition there is a mezzanine which provides additional storage (276sq ft) with showroom/office below. There is a staircase from the warehouse giving access to the first floor. The EPC rating for the building is E 121.

RENT: £23,000 pa exclusive of VAT and business rates

RATEABLE VALUE: £17,250 payable 2017/18 £8,038.50 (rate in £ 46.6p)

APPROXIMATE SIZE: 1784 sq ft (165.8 sq m) Ground floor GIA. 264 sq ft (24.54 sq m) 1st floor office. 276 sq ft (25.65 sq m) Mezz 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 2 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