

# Serviced Plots up to 8.5 acres - buildings constructed (STP) up to 150,000sq ft (13,941sq m)

For Sale/To Let



Channels Business Park  
Essex Regiment Way  
Chelmsford CM3 3PZ

## DESCRIPTION:

**Channels Business Park** can provide new build industrial/warehouse accommodation subject to planning, constructed to suit up to 150,000sq ft (full specification of the units will be available on request). Currently there are 4 serviced land plots available. Recently terms have been agreed with for a Shell Petrol Filling Station, Costa Coffee and McDonalds to be constructed on the A130 elevation. Available : **Plot 1 - 0.65 acre, Plot 5a - 4.91 acres, Plot 5b - 1.878 acres and Plot 5c - 1.621acres.**

**RATEABLE VALUE:** not yet rated

**APPROXIMATE SIZE:** 28314 sq ft (2631.5 sq m) 0.65 acres Plot 1. 213879 sq ft (19877.91 sq m) 4.91 acres Plot 5a. 81805 sq ft (7602.96 sq m) 1.878 acres Plot 5b. 70610 sq ft (6562.49 sq m) 1.621 acres Plot 5c.

## LOCATION:

Channels Business Park is located just to the north of Chelmsford town and is accessed from the A130 (Essex Regiment Way). To the north the A130/A131 link directly to the A120 at Braintree and Great Dunmow providing easy access to the M11 and Stansted international 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 (35mins).

## TERMS AND CONDITIONS:

The plot/accommodation is available to let or for virtual freehold sale on terms to be agreed.

## PARKING:

Any agreed plans will include allocated parking

## LEGAL COSTS:

Each Party will bear their own legal costs.

**01245 350160**

Fax (01245) 600578

204 New London Road, Chelmsford, Essex CM2 9AB

Viewing by appointment