

# TO LET – CHELMSFORD

## SMALL INDUSTRIAL UNIT

### ON POPULAR DUKES PARK ESTATE

#### 800ft<sup>2</sup> (74m<sup>2</sup>) approx with parking



### Unit 10 Oyster Place Montrose Road Dukes Park Estate Chelmsford CM2 6TX

#### DESCRIPTION:

The property is a mid-terrace industrial/warehouse unit constructed of steel portal frame with elevations of brick and blockwork with profile sheet cladding under a shallow pitched roof which incorporates translucent roof lights. The unit has 3 phase power and an eaves height of approximately 12ft (3.65m). In addition to the roller shutter door there is a pedestrian entrance. The unit has WC and small office area. The EPC rating for the building is D94

**RENT:** £14,400pa payable at £1,200pcm plus service charge

**RATEABLE VALUE:** £9,300 - nil rates payable for eligible tenant

#### LOCATION:

Oyster Place is off Montrose Road on the popular Dukes Park Industrial Estate a short distance from the A12. Major occupiers nearby include Royal Mail, Woodland Logistics, Jewson and MKM Building Supplies.

#### TERMS AND CONDITIONS:

Available on a new full repairing and insuring lease for a minimum of 3 years. Tenant to reimburse the landlord for the building insurance (£410.86 for 2023) however the tenant is to be responsible for their own contents and other liability insurances.

#### SERVICE CHARGE:

The tenant will be responsible for paying a fair proportion of the service charge which is estimated at £217.75 for 2023 and payable quarterly in advance.

#### PARKING:

The unit has allocated parking for 2/3 cars.

#### LEGAL COSTS:

Tenant to pay Landlord a contribution of £300 plus VAT towards preparation and issuing of lease.

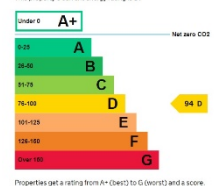
#### VIEWING:

By prior arrangement with Robert Dewar Associates – 01245 350160



#### Energy rating and score

This property's current energy rating is D.



### 204a New London Road Chelmsford CM2 9AB

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