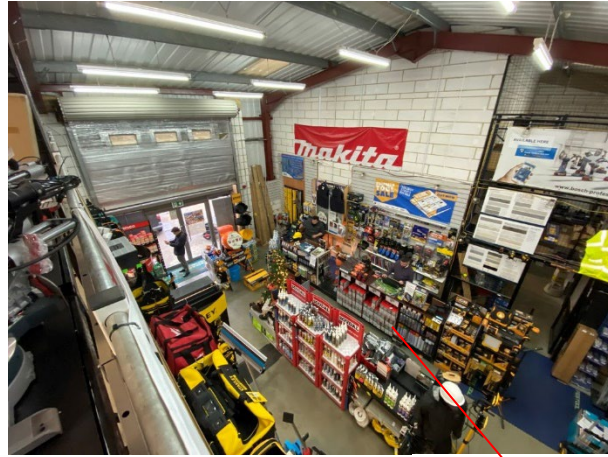


To Let - Chelmsford

Light Industrial Unit 2,573ft² (239m²)gia

Steel Mezzanine, close to city centre



Unit 6 Kingsdale Business Centre Regina Road Chelmsford CM1 1PE

DESCRIPTION:

Unit 6 approx 2,573ft² (230m²) comprises mainly open plan warehouse space with a full height electric up and over door, an eaves height of approximately 18ft (5.4m) and 3 phase electricity. There is a steel framed mezzanine accessed from the warehouse space. Entry to the building is via a pleasant reception area, with separate male and female WCs and kitchenette. A staircase from reception leads to the first-floor office which has good natural light, suspended ceiling inset lighting, carpets and electric heating. The EPC rating for the building is E 120. Available from March 2024.

ACCOMMODATION:

Ground Floor:	1,808ft ² (168m ²)
1 st Floor Office:	44ft ² (32m ²)
Mezzanine:	421ft ² (39m ²)
Total:	2,573ft² (230m²)

RENT: £28,000pa exclusive of service charge & VAT

RATEABLE VALUE: £22,000 payable £10,978 from 4/23 to 3/24

PARKING:

Parking for 6 cars on site. In addition there is both long and short stay car parking close by.

LOCATION:

Kingsdale Business Centre a modern development of 12 units with a variety of different occupiers is situated in Regina Road which is a turning off Victoria Road within easy walking distance of the City Centre and Railway Station. Regina Road adjoins the Riverside Retail Park in Victoria Road.

TERMS AND CONDITIONS:

Available on a new full repairing and insurance lease by way of service charge for a term to be agreed from March 2024.

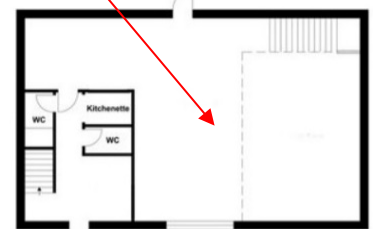
LEGAL COSTS:

Each party to be responsible for their own legal costs.

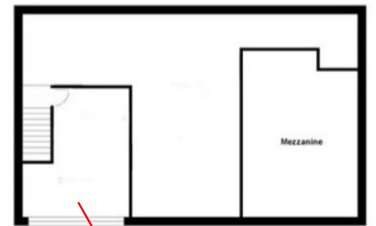
VIEWING: By appointment please call - 01245 350160

204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

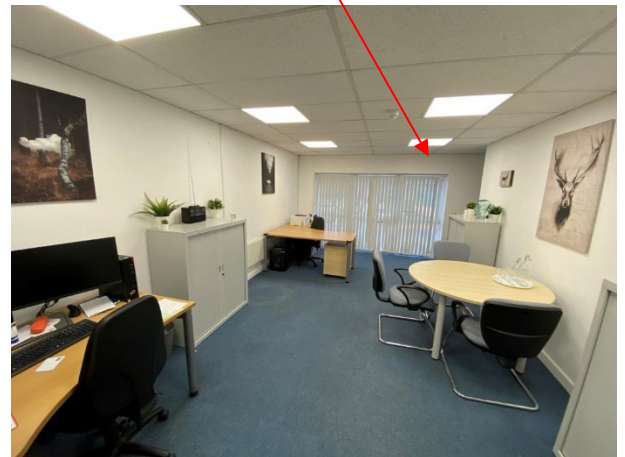
DISCLAIMER: No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.



Ground Floor



First Floor



6 Kingsdale Business Centre Regina Road CHELMSFORD CM1 1PE	Energy rating E
Valid until 3 August 2029	Certificate number 0930-0631-4179-4808-6006

