TO LET – outskirts of Chelmsford
Located on Braintree Road (A131)
for use by Landscape Contractors

Small, fenced yard – 3,870ft² (362m²) 0.089acres approx.

- *No Vat applicable*
- *Available now*

Yard 2 Pondside Nursery
Braintree Road Chatham Green
Chelmsford CM3 3LE

DESCRIPTION:

The property comprises 3,870ft² (362m²) yard – 0.089 acres (approx. from client plans) with a surface made up from crush and plainings. The site boundary comprises of a palisade fence, and gate, container, water and single phase power.

Access to the site is via a gated entrance found on the right-hand side of Chatham Green Lane close to its junction with the A131.

The yard has a Certificate of Lawful Use allowing for its use as a landscape contractors' yard only. Businesses linked to Landscape Contracting may also be able to use the area subject to them making their own enquiries.

RENT: £660pcm (£7,920pax) - no VAT

RATEABLE VALUE: To be assessed.

LOCATION:

Chatham Green is located off the A131 Braintree Road and is located approximately 6.5 miles north of Chelmsford and 7 miles south of Braintree. There is excellent road links to the A130, A12 and A120 being within proximity to the site.

TERMS AND CONDITIONS:

The property is available to let on terms to be agreed.

PARKING:

There is on site parking available in addition to the yard area if required.

VIEWING

Strictly by appointment with Robert Dewar Associates on **01245 450160**

204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

The Property Ombudsman

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