

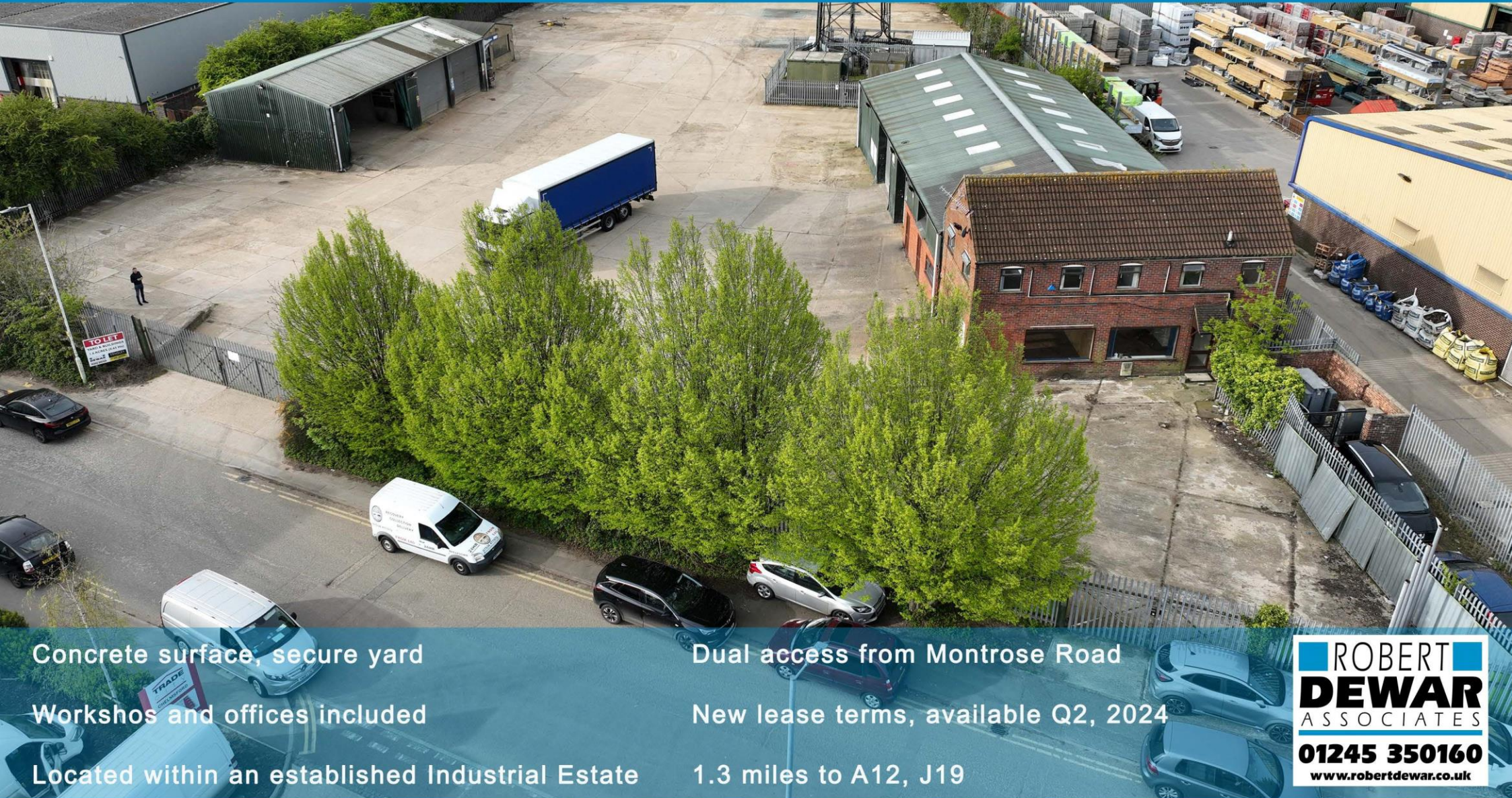
TO LET

Concrete Surface Secure Yard

1.6 Acres (0.65 Hectares)

50 MONTROSE ROAD

Dukes Park Industrial Estate, Chelmsford, CM2 6TX



Concrete surface, secure yard

Workshos and offices included

Located within an established Industrial Estate

Dual access from Montrose Road

New lease terms, available Q2, 2024

1.3 miles to A12, J19

ROBERT
DEWAR
ASSOCIATES
01245 350160
www.robertdewar.co.uk



LOCATION:

Dukes Park Industrial Estate is located to the north east of Chelmsford city centre, and approximately 1.3 miles to the south of the A12, J19 accessed via the A138 or Colchester Road. The property is situated to the eastern end of Montrose Road, opposite Chelmsford Trade City and adjacent to Grafton Place.

DESCRIPTION:

The property comprises a level, concrete surfaced yard, secure to all boundaries with dual access gates from Montrose Road. There are basic workshops and a two storey office building onsite. We are advised that the the property has 3-phase power, mains water and interceptors/drains. There is a telecoms mast onsite which will remain insitu.

TENURE:

The property is immediately available upon a new full repairing and insuring lease for a term to be agreed, to be excluded from the provisions of Tenure of Security of the 1954 Landlord and Tenant Act, Part II.

ACCOMMODATION:

Warehouse & office	5,069ft ²	(471m ²)
Warehouse #2	1,628ft ²	(151m ²)
Stores	261ft ²	(24m ²)
Yard office	310ft ²	(29m ²)

Total yard area being 1.6 acres (0.65 hectares)

RENT:

£275,000 per annum exclusive

VAT:

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES:

Rateable Value: £126,000.

Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of the rates payable.

EPC:

An EPC has been commissioned.

LEGAL FEES:

Each party to bear their own legal costs incurred in this transaction.

CONTACT:

Strictly by appointment via joint sole agents:

James Dewar

Tel: 01245 350160 / 07730 159589

Email: jim@robertdewar.co.uk

Tim Collins

Tel: 01245 342042 / 07720 806194

Email: tim.collins@kemsley.com



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 or lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates, 204a New London Road, Chelmsford, CM2 9AB. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.