

To Let – Workshop/storage unit 950ft² (35m²) with parking spaces Available from February 2025

**ROBERT
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r/o 245 Broomfield Road Chelmsford CM1 4DP

DESCRIPTION:

The available ground floor detached accommodation is currently used as an upholstery workshop with storage area and reception/office space totaling 950ft². The main area, approx 550ft has a pedestrian door and benefits from a roller shutter door. The floor is solid concrete. The middle storage area is approx 205ft² with the reception/office area providing approx 195ft².

The kitchen and WC are across the yard at the rear located in the main building that fronts Broomfield Road. Ideal for a small or new business as is no VAT applicable on the monthly rent.

RENT: £1,100pcm no VAT applicable

RATEABLE VALUE: £2,650 nil rates for those tenants eligible for SBRR.

LOCATION:

The premises is at the rear of the parade of shops on Broomfield Road which is close to Patching Hall Lane. Access to the service road is from Pentland Avenue. The parade of shops is serviced by many different retail units including a Tesco Local and a Post Office.

TERMS AND CONDITIONS:

The premises is available for a term to be agreed at £1,100pcm exclusive of utilities, water & sewage charges and buildings insurance (landlord insures and tenant repays) Tenant to be responsible for their own contents insurance and telephone/data connection.

PARKING:

There are parking spaces allocated to the unit.

LEGAL COSTS:

Tenant to be responsible for a one off £250 plus VAT Licence administration charge

VIEWING:

By appointment with Robert Dewar Associates

204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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