

# TO LET – outskirts of Chelmsford

## B8 Storage located at Chatham Green off the Braintree Road (A131)



Small, fenced yard – 3,800ft<sup>2</sup> (353m<sup>2</sup>) 0.087 acres approx.



- *No Vat applicable*
- *Available now*



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

#### DESCRIPTION:

The property comprises 3,800ft<sup>2</sup> (353m<sup>2</sup>) yard – 0.087 acres (approx. from promap) with a surface made up from crush and plainings. The site boundary comprises of a palisade fence, and gate, has water connected and single phase power and benefits from a portable office building 12ft x 10ft.

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. There is also a bus stop on the A131.

We have been advised that all B8 Uses will fall under the current Planning Class but all interested parties should satisfy themselves of the use by making their own enquiries.

**RENT:** £700pcm (£8,400pax) - 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

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