

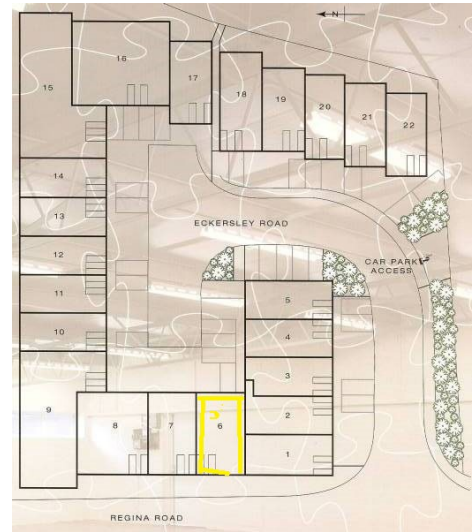
# TO LET – Chelmsford

## Industrial Unit/Workshop/Warehouse

### 979sq ft (90.95sq m)

### Walking distance from station & city centre

**ROBERT DEWAR ASSOCIATES**  
01245 350160



## Unit 6 Eckersley Industrial Estate

### Regina Road CM1 1SL

#### DESCRIPTION:

**Unit 6** approximate size 979ft<sup>2</sup> (90.95m<sup>2</sup>), located on the Eckersley Road Industrial Estate is a mid-terrace single storey industrial/warehouse building of steel frame and brick construction under lined insulated roof incorporating translucent roof light panels with an eaves height of approx 12ft. As well as the main pedestrian door there is also another door opening on to Regina Road. The EPC is C 58. Available July 2025.

- 3 phase electricity (not tested)
- Gas (not tested)
- Roller shutter door
- 2 Pedestrian doors
- 2 WCS



**RENT:** £15,664pa (£1,305pcm) plus VAT and service charge if applicable.

**RATEABLE VALUE:** £13,000. Tenant may be eligible for a small business rates relief discount

**LOCATION:** Eckersley Road Industrial Estate is located off Victoria Road diagonally opposite the Riverside Leisure Centre and next to the Riverside Retail Park. The City Centre and Chelmsford Railway Station (London Liverpool Street approx 35mins) are within a few minutes' walk.

**TERMS AND CONDITIONS:** Available on a new full repairing and insuring lease on terms to be agreed - We understand the property is connected to mains water, drainage. Interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all those serving the property including IT and telecommunication links. Each party to bear their own legal costs.

**PARKING:** 2 allocated parking spaces. Long and short term parking available close by.

**VIEWING:** By appointment with Robert Dewar Associates

## 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.

