

TO LET | NEW COMMERCIAL UNIT

POWER YARD | GREAT LEIGHS, CHELMSFORD, CM3 1QP | 23,000 SQ FT YARD ON 2 ACRES OF LAND

**DESIGN & BUILD
OPPORTUNITIES
AVAILABLE**



This exceptional 2-acre site offers a total Gross Internal Area (GIA) of 23,000 ft², featuring a mix of premium office and high-quality warehouse space. The property includes 6,000 ft² of sophisticated office space, designed with modern businesses in mind.

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DESCRIPTION

This exceptional 2-acre site offers a total Gross Internal Area (GIA) of 23,000 ft², featuring a mix of premium office and high-quality warehouse space. The property includes 6,000 ft² of sophisticated office space, designed with modern businesses in mind. The office area will be finished to a high specification, providing a bright and professional environment, ideal for a range of corporate needs.

The warehouse section will offer an impressive 12m clear internal height, providing ample room for various industrial uses, from storage to manufacturing. The space is highly adaptable, making it suitable for a range of uses, including health, leisure, or other commercial applications.

Currently in development, this property will be finished to a high standard with attention to detail, ensuring flexibility and functionality to meet the diverse needs of businesses looking to establish or expand their operations.

- 2 Acre Site
- 23,000 ft² Total GIA
- 6,000 ft² Premium Office Space
- 12m Clear Internal Height
- High Specification Finishes

RENT ROA

LOCATION

With direct access to the A131 dual carriageway, it's just 20 minutes from Chelmsford city centre and close to Stansted Airport and the M11.

	miles	mins
A120	2.3	6
Stansted Airport	15	15
M11 (J8)	16	15
Chelmsford	10	17
Colchester	19	29
London Gateway	34	47
Harwich	37	50
Felixstowe	45	60
Central London	52	72

TERMS

Available to let on new full repairing and insuring leases.

LEGALS

Each party to be responsible for their own legal costs.



CONTACT:

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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.

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