# Eckersley Road, Chelmsford

## £13,408 pa

### Full Description

The property comprises a mid-terrace single storey industrial/warehouse unit which includes WC facilities, and benefits from a roller shutter access door, three phase power and allocated parking.

**Location**
Eckersley Road Industrial Estate is located off Victoria Road, adjacent to the Riverside Retail Park and opposite the Riverside Leisure Centre. The property is within walking distance from the the City Centre, as well as Chelmsford's mainline station.

**Accommodation**

| Name/Floor | Sq Ft | Sq M |
|---|---|---|
| unit | 838 | 77.85 |

**Terms**
The property is to be offered on a new full repairing lease on term to be agreed.

**Rent**
£13,408 per year exclusive

**Planning and Use**
The property is suitable for light industrial/storage use. Uses under Class E may be considered.

**Service Charge**
The property is subject to a service charge in respect of the common areas of the estate

**Business Rates**
The rateable value of the property is £12,000. Interested parties are advised to make their own enquiries with the Council for verification of their business rates liabilities

**VAT**
VAT is applicable to the rent and service charge

**AMLR**
In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake electronic checks to comply with these obligations.

**Legal Costs**
Each party to bear their own legal costs.

## Features

- Close to City Centre & Train Station
- Allocated Parking

## Contact Us

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