

Unit 4, Eckersley Road, Chelmsford

CM1 1SL



## To Let

838 sq ft

(77.85 sq m)

£13,408 per annum

- Close to City Centre & Train Station
- Allocated Parking

Industrial / Warehouse Unit

## 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 City Centre, as well as Chelmsford's mainline station.

## 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.

## Accommodation

Floor/Unit	Building Type	sq ft	sq m
Unit	Industrial / Warehouse	838	77.85
<b>Total</b>		<b>838</b>	<b>77.85</b>

## Terms

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

## Rent

£13,408 per year exclusive

## Service Charge

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

## VAT

VAT is applicable to the rent and service charge

## Planning and Use

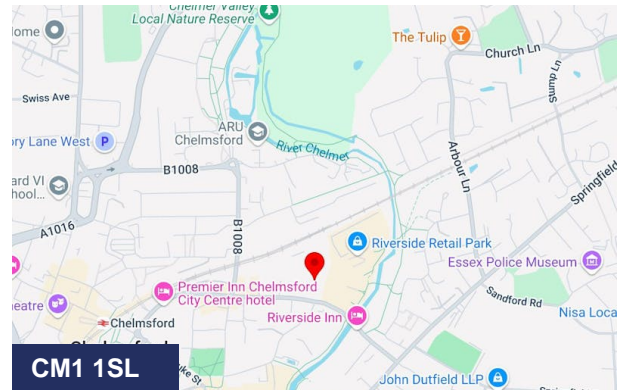
The property is suitable for light industrial/storage use. Uses under Class E may be considered.

## 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

## Legal Costs

Each party to bear their own legal costs.



## Summary

Available Size	838 sq ft
Rent	£13,408 per annum
EPC Rating	D (93)

## Viewing & Further Information

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