

DRAFT

# TO LET

## HARWIN

PROPERTY CONSULTANTS

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## Unit 5 Suffolk Drive, Dukes Park Industrial Estate, Chelmsford, Essex, CM2 6UN



**MODERN WAREHOUSE WITH EXTENSIVE FITTED OFFICE  
ACCOMMODATION AND 12 PARKING SPACES**

**7,968 SQ FT / 740.22 SQ M**

## LOCATION

Suffolk Drive is located off Richmond road, within Dukes Park Industrial Estate which is regarded as the premier industrial/warehousing location within Chelmsford. Dukes Park Industrial Estate is excellently positioned adjacent to the A12 to the immediate south of Boreham Interchange, and approximately 2 miles to the east of Chelmsford city centre. The scheme also offers excellent access to the regional and national motorway network.

## DESCRIPTION

A modern unit of portal frame construction, with extensive office accommodation arranged over the ground floor. The offices are presented to a high standard with air conditioning, board room, Staff room and kitchen. Externally, the unit benefits from 1 level loading door and parking for 12 cars.

## ACCOMMODATION (current configuration)

*(all figures provided are approximate gross internal figures)*

Area		Sq. ft	m <sup>2</sup>
GF Offices	approx.	3,273	304.06
Warehouse	approx.	3,287	305.36
FF Offices	approx.	717	66.61
FF Archive	approx.	339	31.49
Boardroom	approx.	352	32.70
<b>Total</b>	<b>approx.</b>	<b>7,968</b>	<b>740.22</b>

*(NB. If the unit is restored to its original configuration, the landlords floor area is 7,560 Sq. Ft.)*

## TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

## RENT

On application.

## VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

## SERVICE CHARGE

We are advised there is a Service Charge applicable for maintenance, repair & common services to the estate. Further details upon request.

## BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

## LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

C - 74

## VIEWING

Strictly by appointment via Sole agents:



**Daniel Harness**

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