

372-376 Baddow Road, Chelmsford, Essex CM2 9RA



To Let

**Former Car Hire Site
With Capacity for
Approximately 48 Cars
and Office
Accommodation**

**9,341 Sq. Ft.
(868.1 Sq. M.)**

- Rent: £27,500 per annum exclusive
- Surfaced Yard Area Measuring 8,557 Sq. Ft.
- Two Car Preparation Bays
- Lit Yard
- Busy Main Road Signage

EC

- Most Active Agent Essex 2019 & 2020
- Most Active Agent Suffolk 2020
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020



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worldwide

Details

Location

The City of Chelmsford is located approximately 33 miles to the northeast of London. Chelmsford benefits from excellent communications with the A12 giving direct access to the M25 at Junction 28 (within 12 miles). The M11 and Stansted Airport are also easily accessible.

The site forms part of the Baddow Road services where there is a Texaco fuel station, and a COOP convenience store.

Description

The site comprises a lit surfaced yard with capacity for circa 48 parked cars and is accessed via a shared accessway through the site. There is an office which benefits from a suspended with recessed lighting, air conditioning and carpet. There is an ancillary storage area above the office. To either side of the office are car preparation bays.

Accommodation

Surfaced yard:	8,557 Sq. Ft.	(795.3 Sq. M.)
Office:	479 Sq. Ft.	(44.5 Sq. M.)
Break out area:	115 Sq. Ft.	(10.7 Sq. M.)
<u>Storage:</u>	<u>190 Sq. Ft.</u>	<u>(17.7 Sq. M.)</u>
Total:	9,341 Sq. Ft.	(868.1 Sq. M.)

Services

We understand the property is connected to mains water, drainage and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

Local Authority

Chelmsford City Council
T. 01245 606606

EPC

EPC Rating E123.

Planning

The site has been used for car hire for in excess of the last 10 years. Interested parties are advised to contact the local authority for confirmation of their proposed use.

Business Rates

We understand from the Valuation Office Agency rating list that the premises has been assessed as follows:

Office

Rateable Value	£9,200
Rates Payable (2020/21)	£4,590.80 PA

Yard

Rateable Value	£14,000
Rates Payable (2020/21)	£6,986 PA

Service Charge

The site will be liable for the scheme's standard service charge provisions and further details are available upon request.

VAT

Tbc.

Terms

The site is available on a new lease for a term to be agreed at a commencing rent of £27,500 per annum exclusive.

Legal costs

Each party to bear their own legal costs.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

01245 261226
fennwright.co.uk

Contact:

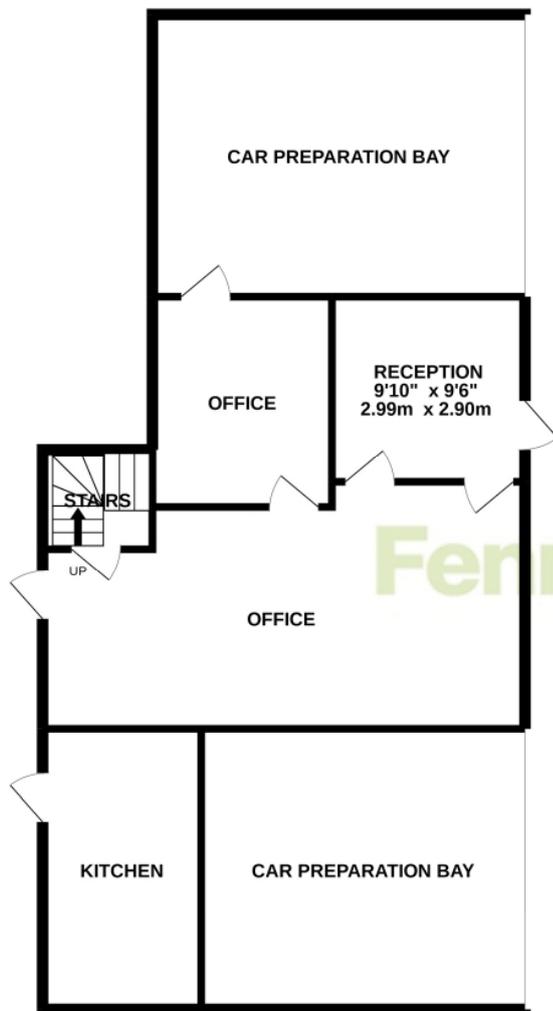
John Logan jdl@fennwright.co.uk
James Wright jw@fennwright.co.uk



GROUND FLOOR



1ST FLOOR

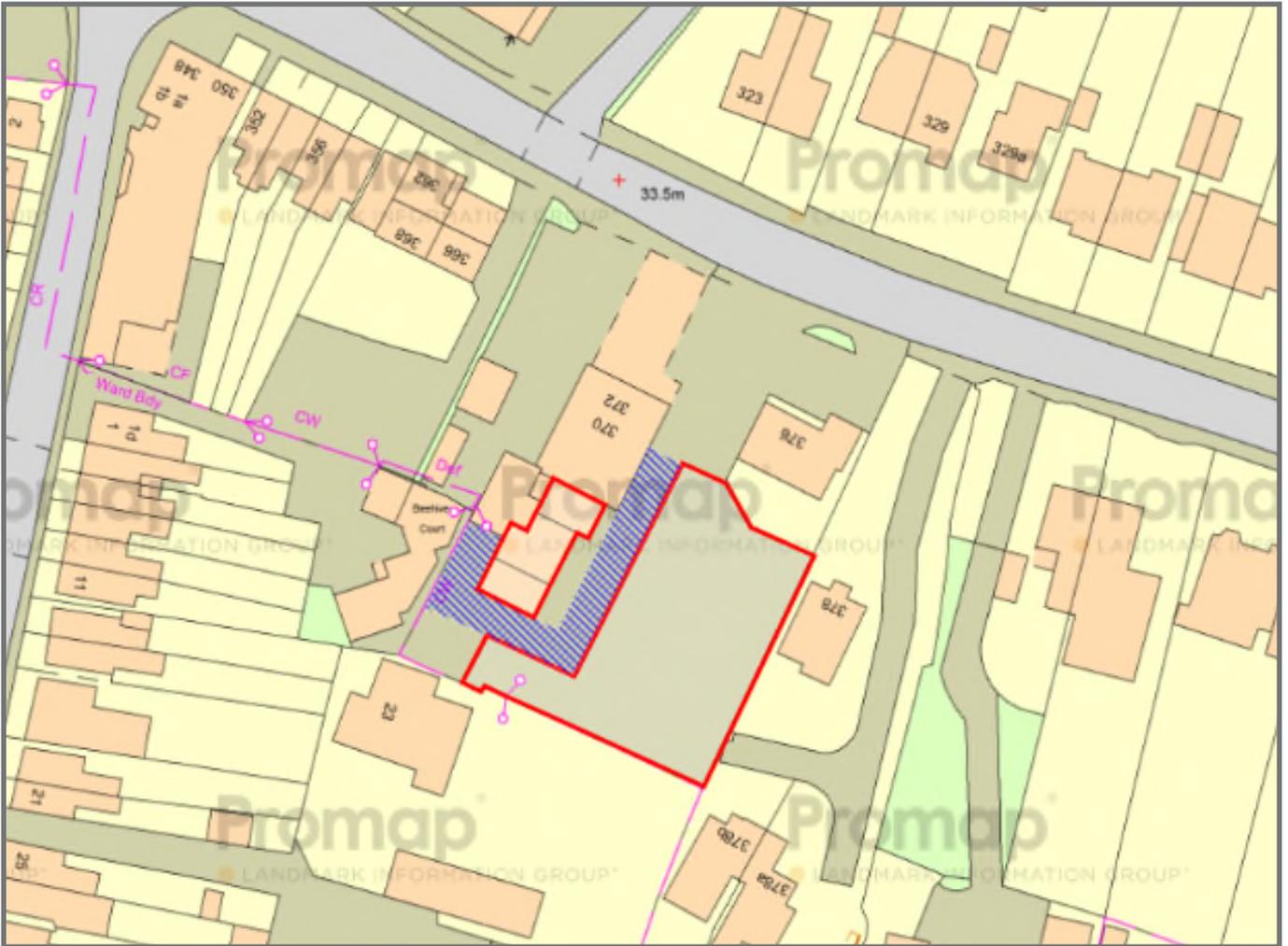


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Site Plan for Illustration Purposes Only.

Proposed demise outlined red.

Shared accessway hatched blue.



For further information

01245 261226

fennwright.co.uk

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