

TO LET

1,018ft² (94.63m²) approx

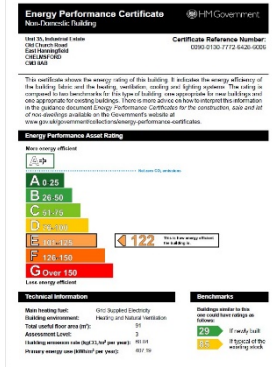
EAST HANNINGFIELD

FLEXIBLE WAREHOUSE/STORAGE SPACE

On established and popular Industrial Estate outskirts of Chelmsford

ROBERT DEWAR ASSOCIATES
01245 350160

No VAT on rent
Nil business rates payable for eligible tenant



Unit 35 Industrial Estate Old Church Road East Hanningfield CM3 8AB

DESCRIPTION:

Unit 35 is located at the front end of the established and popular East Hanningfield Industrial Estate located off Old Church Road in East Hanningfield. The unit, which has an GIA of approx. 1,018ft² (94.63m²) benefits from 3 phase electricity, WC, roller shutter door, separate pedestrian entrance and a yard to the front. Access to the adjoining unit 36 (which is also available) is across the yard area. The front of the units are to be re-clad. The EPC rating is D122. The unit is Ideal for a small business as there is no VAT on the rent and nil business rates payable for eligible tenants.

RENT: £1,100pcm exclusive of estate service charge
RATEABLE VALUE: £5,300 nil rates payable for eligible tenant
APPROX SIZE: 1,018ft² (94.63m²)

LOCATION:

East Hanningfield is a small village to the South East of Chelmsford. The A12 (Junction 17) is less than 3 miles away which in turn provides direct access to the National Motorway Network via the M25.

TERMS:

The premises is offered on a new full repairing and insuring lease, subject to contract, for a term to be agreed. There is also an estate service charge applicable to this unit. More details on application. A rent deposit may be required.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

VIEWING: Strictly by appointment please call **01245 350160**

204 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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