

TRADE city CHELMSFORD

Montrose Road | Dukes Park Industrial Estate | CM2 6TE



Images: Trade City Chelmsford

Scheme of new industrial, warehouse and trade counter units **TO LET**

Units available from 3,724 sq ft to 15,997* (346 sq m to 1,486 sq m)

AVAILABLE IMMEDIATELY

trade-city.co.uk/chelmsford

*A combination of Units 4-6 would produce this.



A12 Junction 19 ▲

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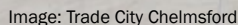
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TRADE
city
CHELMSFORD

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Chelmsford City Centre ▼

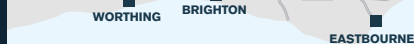
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|---------------------------------|-------------------------------|-------------------------------|
| 1. Royal Mail | 8. MKM Building Supplies | 15. B.E.W. |
| 2. CEF | 9. Grahams Plumbers Merchants | 16. G.S.F Car Parts |
| 3. Philip Grahame International | 10. Screwfix | 17. Toolstation |
| 4. Leathams | 11. Howdens | 18. Woodland Global Logistics |
| 5. Lookers Ford | 12. Jewson | |
| 6. Plumb Centre | 13. Brewers | |
| 7. Plumb City | 14. Grip Fixings | |



- > Fully fitted office accommodation
- > B1, B2 & B8 Use
- > 30% Trade Counter provision
- > Height to haunch: Units 1-2 = 8.0m and Units 3-11 = 6.5m
- > Electrically operated roller shutter door
- > Electricity Load: 40 - 50 kVa depending upon unit
- > Ground Floor Slab Loading: 37.5kN/m²
- > Gas Supply: 60 - 120 Kw depending upon unit

	sq ft	sq m
Unit 1	7,444	692
Ground	6,358	591
First	1,086	101
Unit 2	LET - HERMES	
Ground	6,358	591
First	1,085	101
Unit 3	LET - DULUX	
Ground	4,806	446
First	913	85
Unit 4	5,138	477
Ground	4,355	404
First	783	73
Unit 5	4,738	440
Ground	4,046	376
First	692	64
Unit 6	6,119	569
Ground	5,119	476
First	1,000	93
Unit 7	6,756	628
Ground	5,836	542
First	920	86
Unit 8	LET - FORMATION LIGHTING	
Ground	4,848	450
First	784	73
Unit 9	4,628	430
Ground	3,930	365
First	698	65
Unit 10	3,859	358
Ground	3,246	301
First	613	57
Unit 11	3,724	346
Ground	3,033	282
First	691	64
TOTALS	61,200	5,686

Approx. GEA areas



All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:- All dimensions, distances and floor areas are approximate and are given for guidance purposes only. March 2020.