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 **Whybrow**

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**Single Storey Terraced Industrial Units – To let**



## **Eckersley Road Industrial Estate, Chelmsford, Essex, CM1 1SL**

Asking Rents From: £13,408 Per Annum Exclusive

838-2,173 Sq. Ft (77-201 Sq. M)

- Centrally Located
- Forecourt Parking & Loading
- Roller Shutter Doors
- Eaves Height 10ft
- New Lease Available

## Location

Eckersley Road is a turning off Victoria Road immediately opposite the Royal Mail depot and diagonally opposite the Riverside Leisure Centre and next to the Riverside Retail Park. Chelmsford town centre and the mainline railway station are only a few minutes' walk.



## Description

The subject estate provides a range of single storey terraced industrial units of steel frame and brick construction under a lined insulated roof incorporating translucent roof panels. The units benefit from roller shutter doors, personnel doors, eaves heights of approximately 10ft and WC facilities with forecourt parking and loading.

## Accommodation

Unit	Sq. Ft	Asking Rent (p.a.x)
9	2,173	£34,768
12	838	£13,408

## Asking Terms

The units are available by way of a new FRI lease for a term of years to be agreed with regular upward only rent reviews.

## Asking Rent

£13,408 - £34,768 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

## Service Charge

The property is subject to a service charge. Further details are available upon request.

## Town Planning

The unit is on an industrial estate which benefits from an employment use covering light/general industrial and warehousing uses. Interested parties are advised to contact the local council.

## Business Rates

The units appear in the Valuation List with a Rateable Value of the following:

Unit 9	To be Assessed
Unit 12	£11,500

## Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

## Energy Performance Certificate

The units have a current EPC rating of:

Unit 9	C75
Unit 12	C62





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