

UNIT

10

Bilton Road Industrial Estate

Chelmsford, Essex, CM1 2UP



**Industrial/Warehouse/
Trade Premises/Motor Dealership**

15,231 sq ft (1,415 m²) with large forecourt/yard

TO LET

UNIT 10 Bilton Road Industrial Estate Chelmsford CM1 2UP

DESCRIPTION

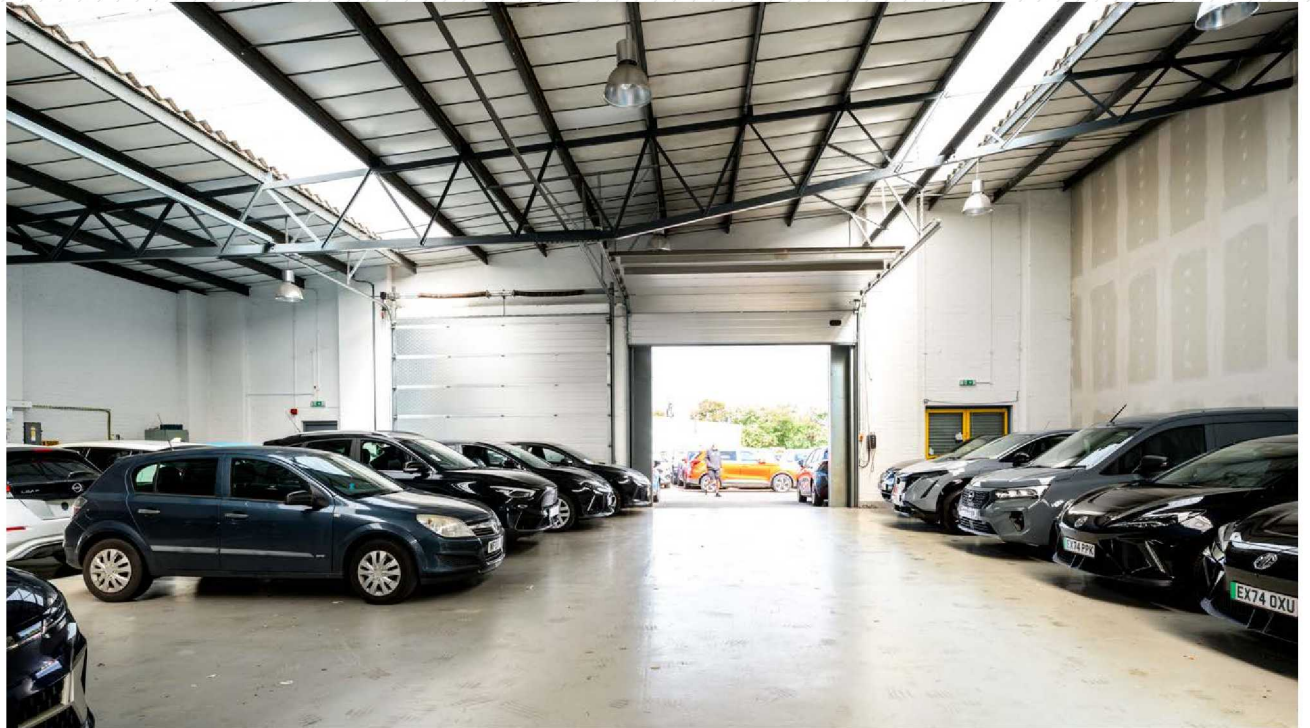
The property comprises a single storey industrial/warehouse of steel frame construction. The property benefits from three loading doors, internal eave height of 5.07m, internal office, W/C's and three phase power. Externally the forecourt/yard totals approximately 14,000 sq ft / 0.32 acres / provides parking for approximately 90 cars.

ACCOMMODATION

15,231 sq ft (1,415 m²)

TERMS

The property is immediately available upon the basis of an assignment of the existing 10-year full repairing & insuring lease, which commenced in December 2019 or via new sub-lease terms, for a period to be agreed. Alternatively, consideration would be given by the Landlord for a new lease for a term to be agreed. Further details upon application.



RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

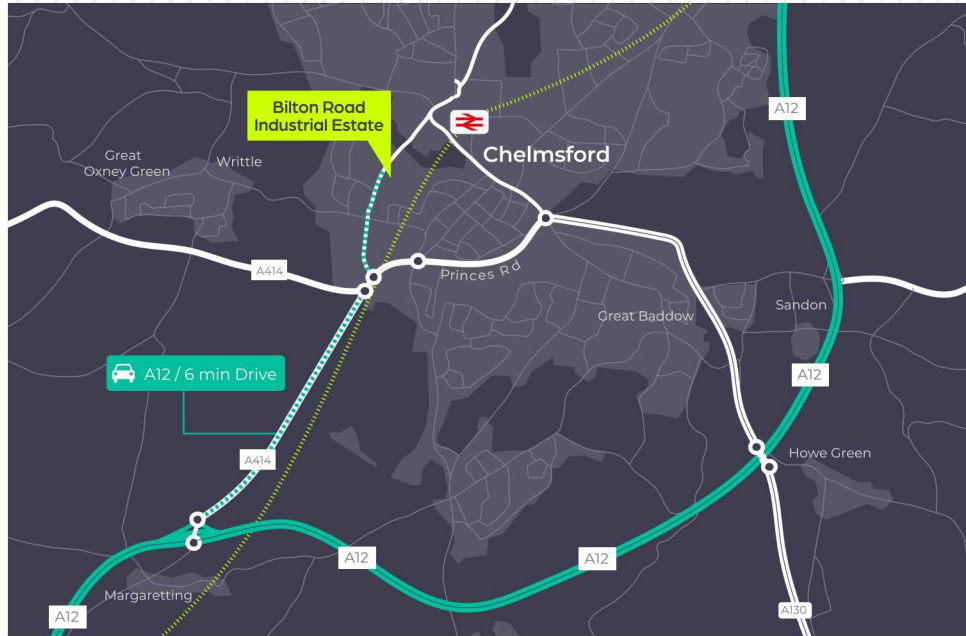
SERVICE CHARGE

A service charge is applicable. Further details on application.

PLANNING

The property has planning permission as a motor vehicle dealership/service/ MOT centre. Interested parties are advised to contact Chelmsford City Council Planning Department regarding potential alternative uses.

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LOCATION

Bilton Road Industrial Estate is an established trading estate located off Waterhouse Lane, to the west of Chelmsford city centre. Existing tenants include Nissan, Peugeot and Renault vehicle dealerships, plus other commercial occupiers. Via Westway and the A414 to the south, there is road access to the A12, M11 and M25. Chelmsford railway station is approximately 0.6 miles to the north east.



VIEW GOOGLE MAP



///CHOPS.ORGANS.GUESS

BUSINESS RATES

The property has a Rateable Value of £119,000. Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of the rates payable.

LEGAL COSTS

Whilst each party to bear their own legal costs incurred in this transaction, the Landlords reasonable legal costs are to be split between parties.

FURTHER INFORMATION

For further information or to arrange an inspection please contact the agents:

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