

**TO LET MODERN EXTENSIVELY
REFURBISHED INDUSTRIAL / WAREHOUSE UNIT
16,665 SQ FT (1,548 SQ M) APPROX.**

**VIEW
FILM**

7-9 MONTROSE RD



J28 M25 - 15 miles



Felixstowe Port - 49 miles



2.5 MVA power supply



Secure yard space and ancillary parking



Recently refurbished including new roof



2 x electric roller doors



Ground and first floor offices

**DUKES PARK
INDUSTRIAL ESTATE
CHELMSFORD
ESSEX CM2 6TE**

[what3words///complains.daisy.blast](https://www.what3words.com/complains.daisy.blast)

7-9 MONTROSE ROAD

The unit has recently undergone a programme of refurbishment. The unit is of steel portal frame constructed under a pitched roof, incorporating translucent roof lights, with part brick and part clad elevations. The unit is accessed via the front pedestrian door leading into a reception area / ground floor office space. The stairs lead to the first floor which has further office space, a meeting room, kitchenette and WC facilities.



7-9 MONTROSE ROAD

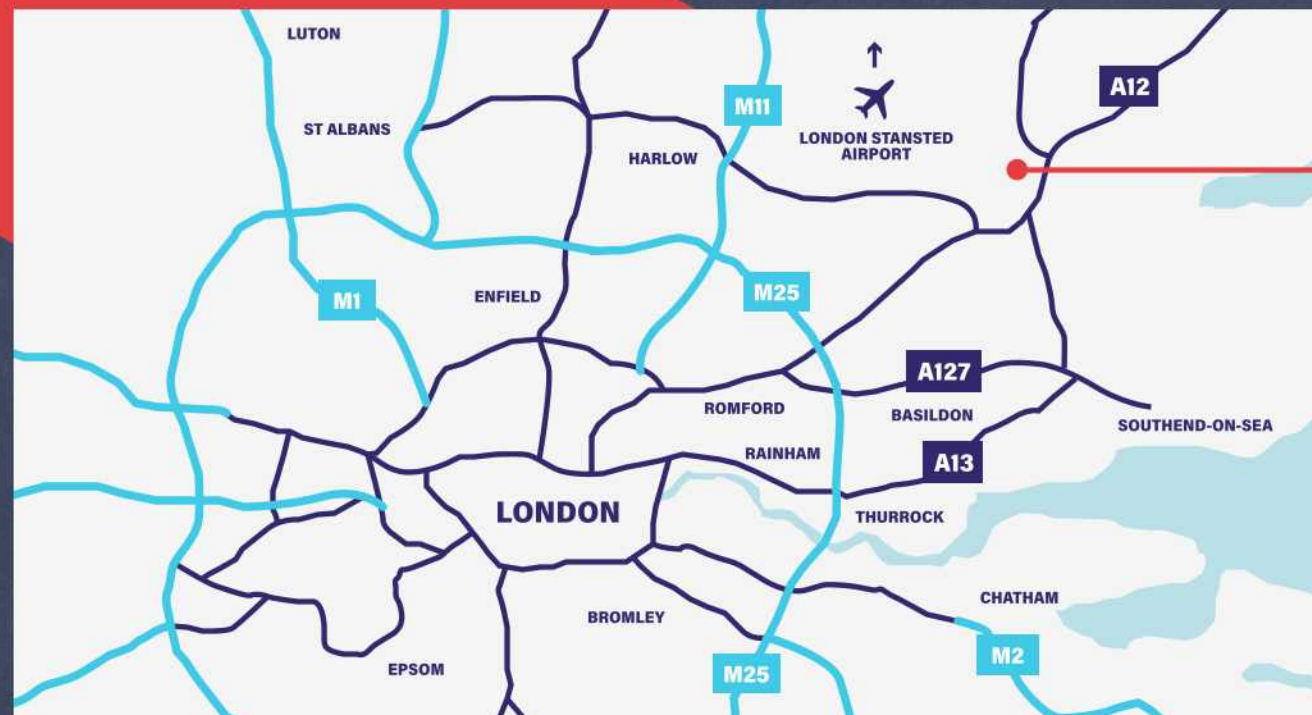
The warehouse is accessed via two new electronic roller shutter doors. The warehouse benefits from an eaves height of approx. 6.8m and an apex height of approx. 8m. The unit has a significant power supply of 2.5 MvA. To the front of the unit is a secure forecourt / yard area for loading and car parking.

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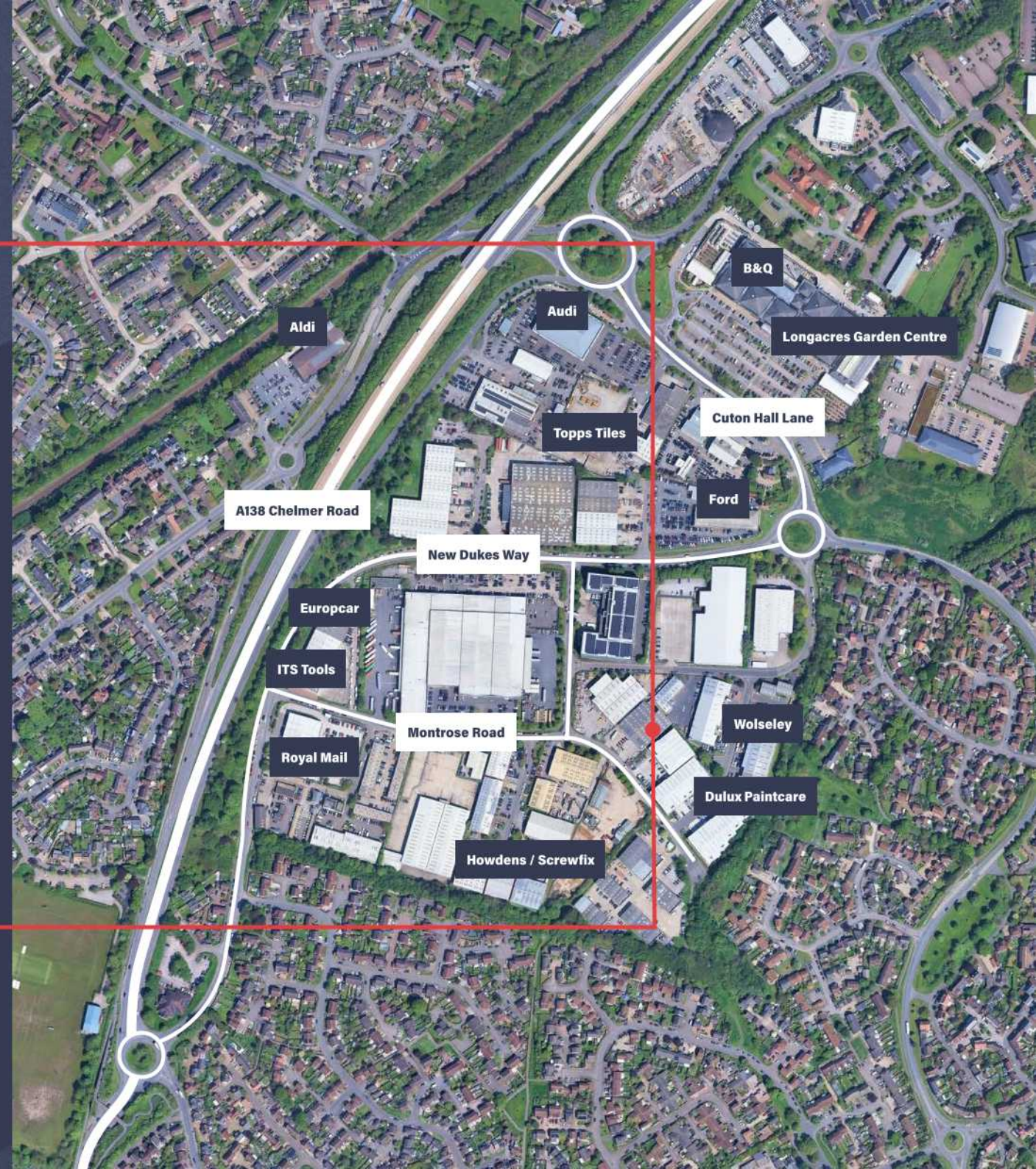




LOCATION

The premises are located on the well renowned Dukes Park Industrial Estate, the premier location for warehousing in Chelmsford. The city benefits from excellent communication links with the A12 southbound providing access to Central London and the M25 (junction 28). To the north lie Colchester, Ipswich and the A14. The A14, to the south of the city, provides access to the M11 motorway (junction 7). The A130 to the north of the city provides access to Braintree northbound and Basildon southbound.

The site is 2 miles away from the new railway station, Beaulieu Park, that links with London Liverpool Street (Central London) in 40 minutes with four trains an hour.





Beaulieu Park Railway Station

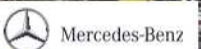
Sainsbury's



A812



A138 Chelmer Road



Topps Tiles



safestore



7-9 MONTROSE RD

Dulux DECORATOR CENTRE

halfords



JEWSON

Beaufort Road

New Dukes Way

Montrose Road

TOOLSTATION

Europcar



A812

7-9 MONTROSE RD

safestore

halfords

JEWSON

LAND-ROVER

Ford

New Dukes Way

Beaufort Road

Topps Tiles

B&Q



DUKES PARK INDUSTRIAL ESTATE CHELMSFORD ESSEX CM2 6TE

RENT POA.

TERMS

The property is available by way of a fully repairing and insuring lease, terms to be agreed.

VAT

VAT chargeable at the current rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

Further information can be found at www.gov.uk/find-business-rates

EPC

To be reassessed following refurbishment.

FURTHER INFORMATION

Contact owner direct:



Matthew Reith
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07780 483 283

4thindustrial.com

VIEWINGS

Strictly via sole agents:

Coke Gearing
consulting
Chartered Surveyors
01245 676938

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07949 530 597

Paul Fitch
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07771 607 585

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