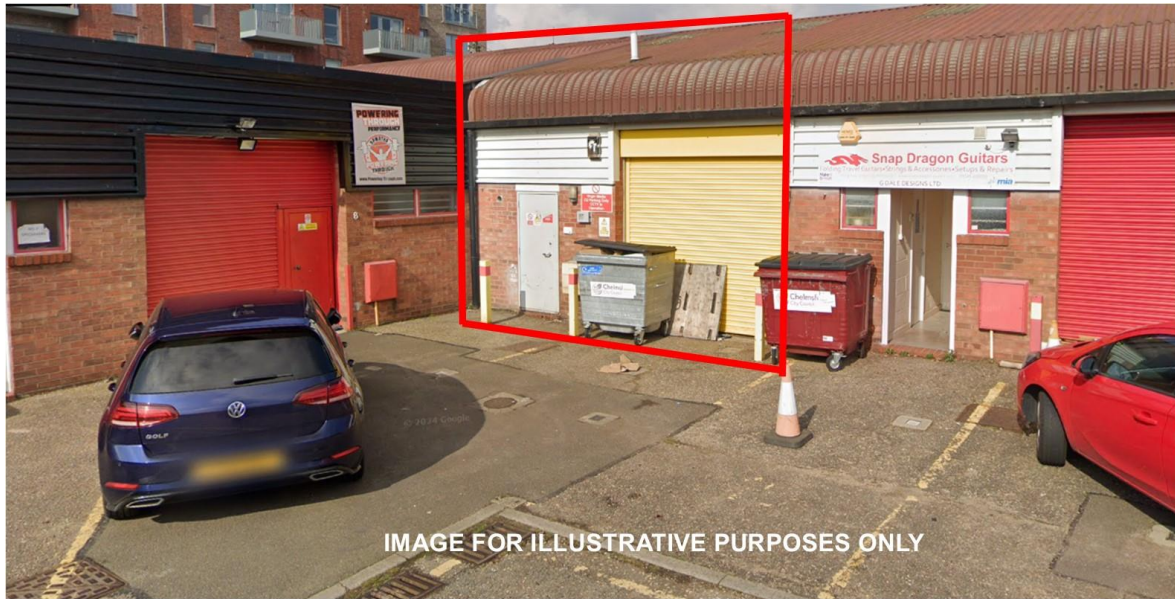


9 Eckersley Road Industrial Estate, Chelmsford, Essex, CM1 1SL



Unit totaling approx. 2,172 sq ft (201.8 sq m)
TO LET

- 2 Allocated car parking spaces
- Toilets
- 3-phase power
- City centre location
- Long and short term parking close by

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

Eckersley Road Industrial Estate is located off Victoria Road, adjacent to the Riverside Retail Park. The property is less than 0.5 miles from the City Centre as well as Chelmsford's mainline station providing a service to London Liverpool Street in approximately 35 minutes.

The property

The property comprises a mid-terrace single storey industrial/warehouse unit which benefits from toilets, roller shutter access door, three phase power and allocated parking.

Accommodation The approximate gross internal floor area is:

Unit	2,172 sq ft	201.8 sq m
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Terms

To let on a new, full repairing and insuring lease for a term to be agreed, incorporating periodic upward only rent reviews.

Figures

£34,768 per annum exclusive. VAT is payable.

A service charge may be payable for communal costs. Further details on request.

Legal costs

Each party is to be responsible for the payment of their own legal costs incurred.

Energy Performance Certificate (EPC)

The EPC is C75 expiring August 2032

Agent's Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

The floor areas have been provided by a third party and should be verified on site in due course.

Business Rates

The business rates are to be reassessed by the Local Authority. We are advised the Rateable Value is expected to be in the region of £25,000. Interested

parties are advised to make their own enquiries with the rating office. In this respect to satisfy themselves.

Enquiries/viewing

Please contact Branch Associates on 01708 860696 or jb@branchassociates.co.uk

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info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

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