

PRELIMINARY DETAILS

TO LET – NEW INDUSTRIAL/WAREHOUSE UNIT TOTTALLING 45,000 SQFT

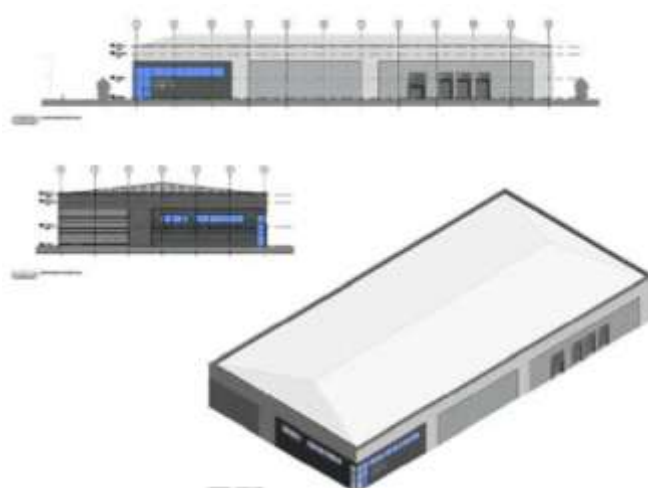
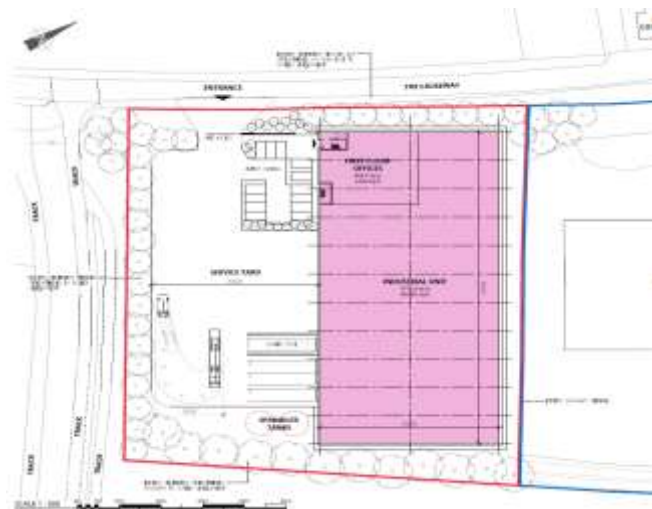


THE CAUSEWAY, HIGHWOOD ROAD, CHELMSFORD, ESSEX CM1 3PT

ACCOMMODATION

The proposed property will comprise a new industrial/warehouse facility totalling approx. 45,000 sqft (464 sqm) including approx. 5,000 sqft (372 sqm) of office accommodation at first floor level, situated on a site of approx. 2.5 acres.

The building will benefit from 7- 9 m eaves, a 40m service yard, 4/5 loading bays and parking. The site is fully serviced with 3 phase mains electric, water and drainage. The building specification and design can be adapted to meet specific occupier needs, subject to contract and planning.



LOCATION

The property will be situated on The Causeway/Highwood Road close to its junction with Greenbury Way (A414). The A414 provides access to Chelmsford and Writtle to the north east and to the A12 to the A12 (J15) approx. 3 miles away.

The M25 (J28) and central London are to the west and Colchester and the east coast ports are to the east. Chelmsford City Centre and rail station are approx. 4 miles to the east of the property.



TERMS

The property is available via a pre-lease on a 15 year full repairing and insuring lease subject to 5 yearly rent reviews terms which will be subject to final specification, size and fit-out. The property will be offered leasehold on a build to suit basis.

RENT

Upon application. VAT will be applicable.

TIMING

To be agreed subject to planning, terms and final specification.

LEGAL COSTS

Each party to bear their own legal costs.

FURTHER INFORMATION

For further information please contact joint sole agents:

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