

Unit 4 Banters Lane Business Park, Main Road, Great Leighs, Chelmsford, CM3 1QX



Unit 2



NEW WAREHOUSE/INDUSTRIAL UNIT approx 4,330 sq ft (402 sq m)

WITH LARGE YARD and PARKING

TO LET

Location

Banters Lane Business Park is a modern multi-tenanted trading estate located on Main Road, close to the junction with the A120 to the North of Great Leighs village Centre. The A120 provides access to the M11, Stansted Airport and Chelmsford, approximately 10 miles distant.

The property

A new build unit under construction to incorporate offices and toilets internally. Externally, there is a large private yard and parking.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Unit 4	4,330 sq ft	402 sq m
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Features

- **Two loading doors**
- **Male & female toilets**
- **Offices**
- **Kitchen**
- **Large yard**

Terms

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

Figures

£31,995pax

A service charge is payable for communal items, further details of which are available on request.

Business rates

The Rateable Value is awaiting assessment by the Valuation Office.

Legal costs

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

EPC

An EPC report has been commissioned.

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 area and specification have been taken off plan and should be verified on site in due course.

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk

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