

FOR SALE

11 MONTROSE ROAD

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



**26,223 SQ.FT (2,438 SQ.M) ON 2.27
ACRES (0.92 HA)**

**DETACHED WAREHOUSE/PRODUCTION
BUILDING WITHIN A SELF-CONTAINED
SECURE SITE**

- **Located within the established Dukes Park Industrial Estate in Chelmsford**
- **Secure self-contained site**
- **Immediate vacant possession**
- **360 degree circulation around the unit**



LOCATION

The property is located on Montrose Road, within Dukes Park Industrial Estate, which is regarded as the premier industrial/ warehousing location within Chelmsford. Dukes Park Industrial Estate is located adjacent to the A12 to the immediate south of Boreham Interchange, and approximately 2 miles to the east of Chelmsford town centre. Chelmsford is located approximately 30 miles north east of Central London, and benefits from excellent communication links with the A12 providing direct dual carriageway access to Central London and the M25 motorway. Junction 28 is 12 miles away from the city centre. The A414, to the south of the city centre, provides access to the M11 motorway Junction 7, which is approximately 18 miles to the west.

DESCRIPTION

The property comprises a detached rectangular warehouse/production building with ancillary office accommodation, within a secure self-contained site which extends to approximately 2.27 acres. Externally there is a concrete yard throughout.

The property is of steel portal frame construction with part brick and part profile steel cladding. Internally the property is a large open plan warehouse with 6m eaves and 6 level access doors split to the front and the rear. There is ancillary office accommodation and WC facilities located on the ground and first floor.

PLANNING

The property is situated within the Dukes Park Industrial Estate, an established commercial location with a mix of B1, B2, B8 and sui generis uses. Parties are invited to make their own enquiries of the local authority Chelmsford City Council.

BUSINESS RATES

From information obtained from the VOA website, the premises which is described "Factory and premises" has a Rateable Value of £211,000 effective from 1 April 2017. Further enquiries should be directed to the Valuation Office Agency.

EPC D87, further details upon request

TENURE

The property is available by way of a freehold sale with full vacant possession. There is a pre-emption agreement in place in favour of The Dutton-Forshaw Motor Company Limited. (Details on request).

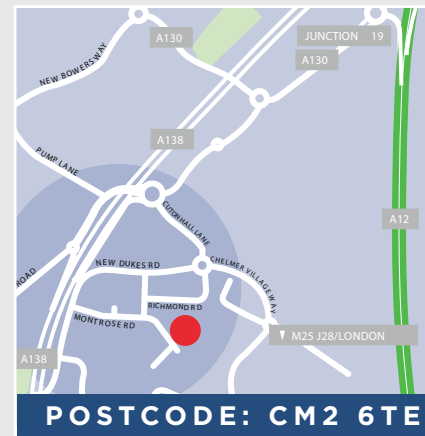
PRICE

Offers Invited

LEGAL

Each party is to be responsible for their own legal costs

VAT All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.



CONTACT Strictly by appointment via joint sole agents

ACCOMMODATION

	sq m	sq ft
Warehouse Production area	1,816	19,553
Ground floor ancillary offices	309	3,335
First floor ancillary offices	309	3,335
TOTAL	2,438	26,223
SITE AREA	0.92 hectares 2.27 acres	



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