



New Trade Counter/Industrial/Warehouse Unit
4,198 sq ft - To Let • Available Q4 2017

www.chelmsfordtradepark.co.uk



CHELMSFORD
CITY CENTRE

CHELMSFORD
RAILWAY STATION

Chelmsford's only dedicated trade counter scheme prominently located fronting the Westway with more than 30,000 cars passing the site every day.



WATERHOUSE LANE A1016

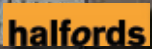
WRITTLE RD

WESTWAY A1016

B1007



A414 A12
M25 & LONDON



A prominent new development comprising a mixture of trade counter/warehouse/industrial units, available Q4 2017

Specification

- 6.1m minimum eaves height
- 1 full height loading door per unit
- 37.5 kN sq m minimum floor loading
- 15% warehouse roof lights
- Units can be combined

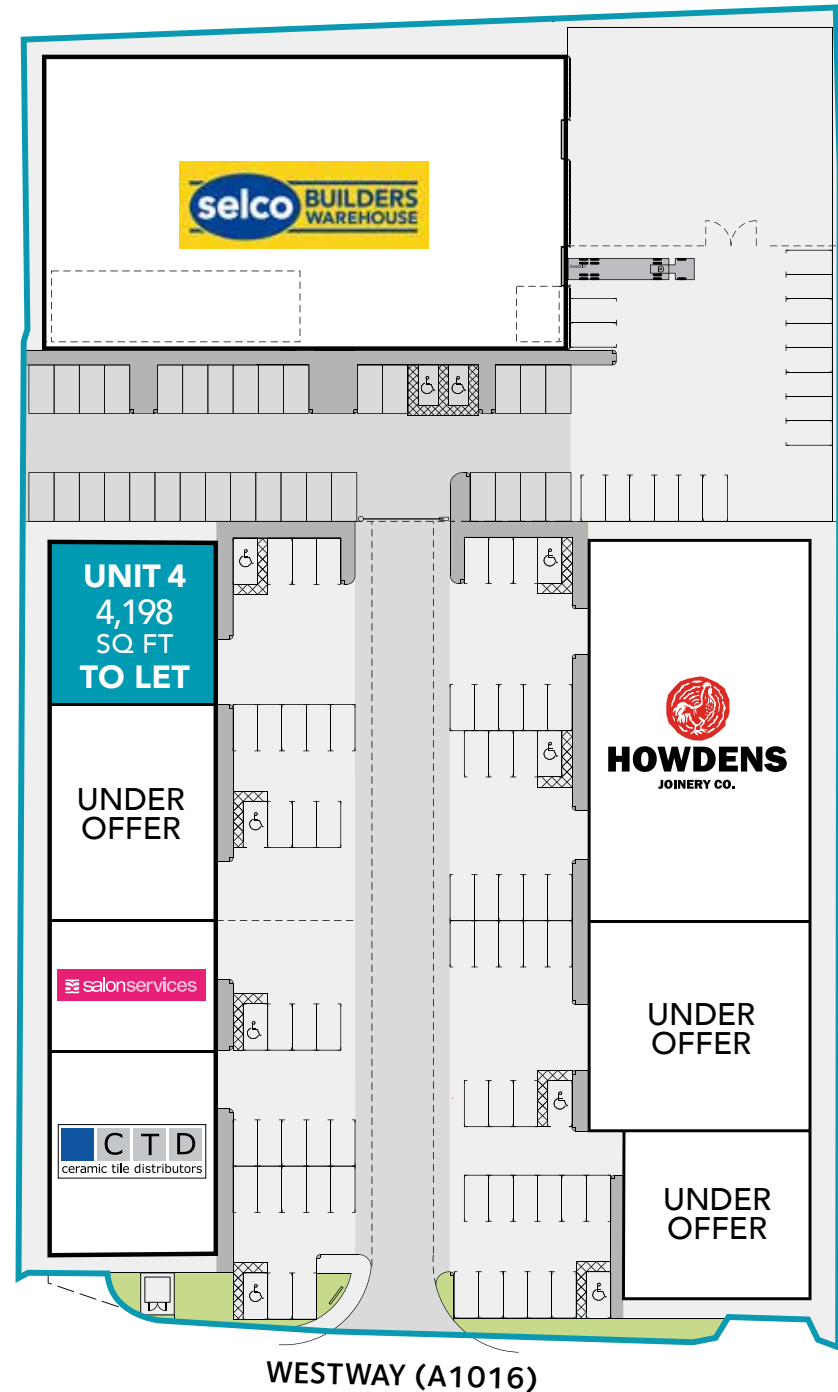
Planning use

Use Class B1(c), B2, B8 with 30% ancillary trade counter/showroom.



Indicative CGI image

All areas are approximate on a GEA basis



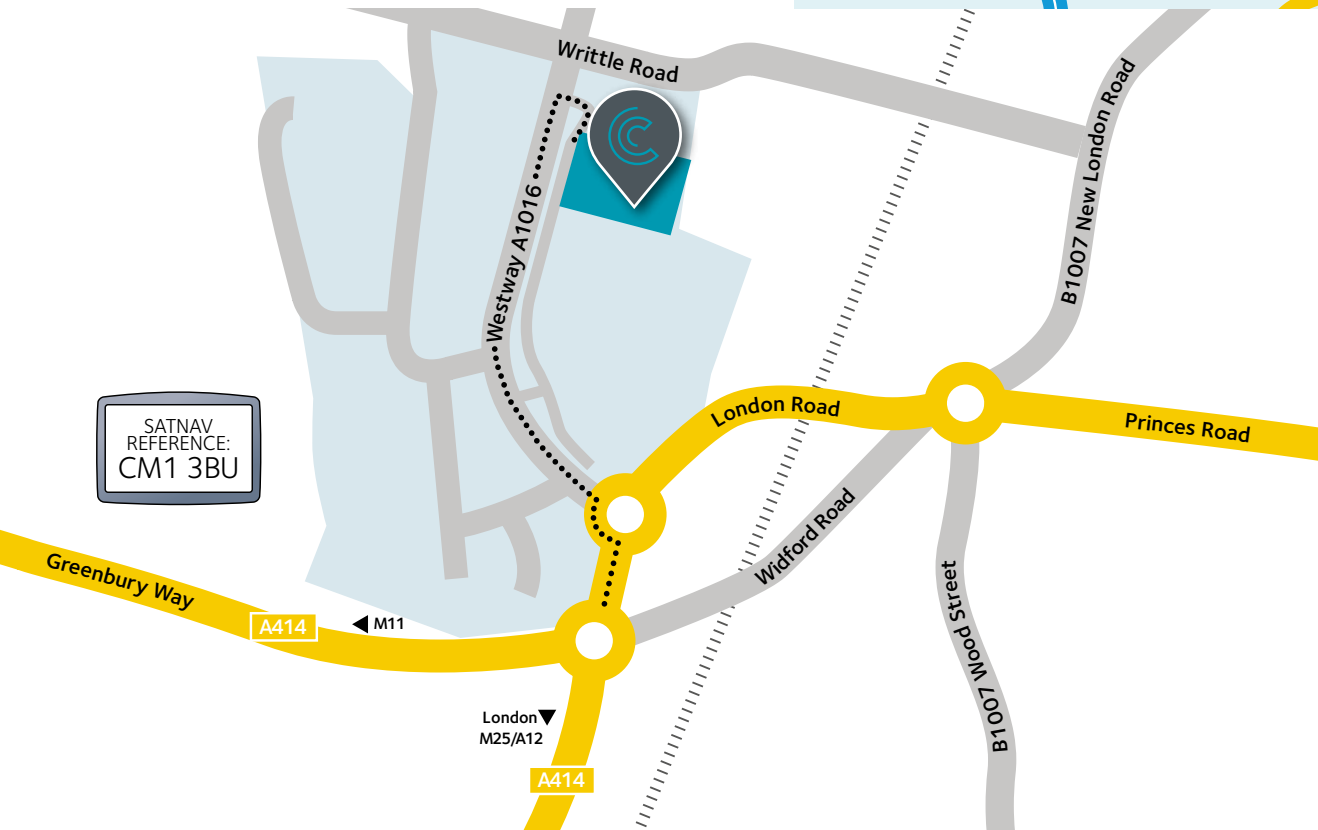
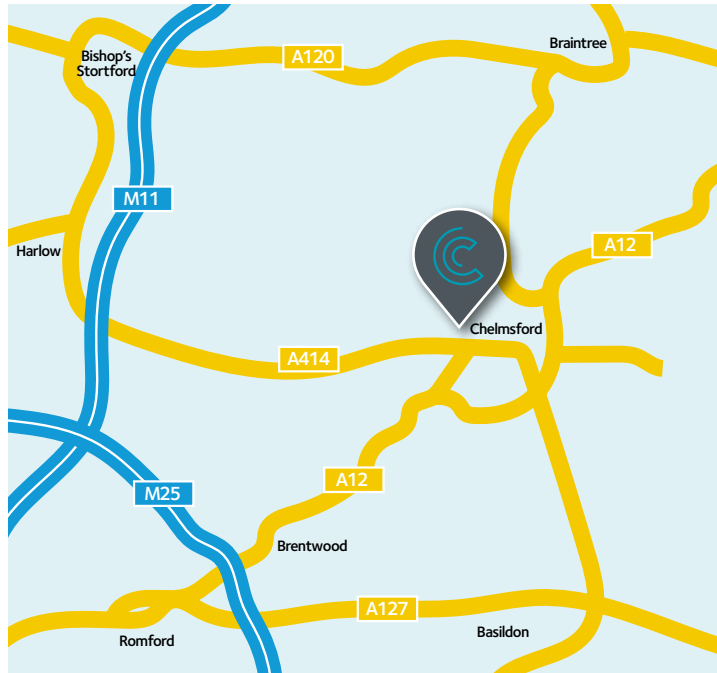
Location

Chelmsford Trade Park is prominently located on the Westway (A1016). Westway provides access onto the London Road (A414) which provides direct access to M11 (J7) in the west and the A12 to the south.

Chelmsford Station is located 1.5 miles away and offers a regular service to London Liverpool Street with an average journey time of 35 minutes. Local occupiers include Big Yellow, Saxon 4x4, VW, Topps Tiles & Halfords.

Travel distances to:

Central London	40 miles
Harlow	19 miles
Stansted Airport	19 miles
M11	16 miles
M25	13 miles
Chelmsford Rail & Bus Station	1.5 miles



Terms

The units are available on a fully repairing and insuring lease.

More information available through joint letting agents:



Tim Collins
tim.collins@kemsley.com
T: 01245 342042
M: 07720 806 194



David O'Donovan
dodonovan@dohertybaines.com
T: 020 7355 3033
M: 07775 562 484

Ned Langlands Pearse
nlpearse@dohertybaines.com
T: 020 7355 3033
M: 07789 957 285



Richard Harman
richard.harman@dtre.eu
T: 020 3328 9089
M: 07776 200 143

Jamie Catherall
jamie.catherall@dtre.eu
T: 020 3328 9097
M: 07718 242 693

Owned by:



Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. November 2017.