

DRAFT

TO LET

HARWIN

PROPERTY CONSULTANTS

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**OLDE CHASE FARM, HYDE LANE, CHELMSFORD,
ESSEX, CM3 4LP**



**SECURE OPEN STORAGE PLOTS
FROM 1 – 10.29 ACRES**

LOCATION

Danbury is a village located approximately 5.7 miles east of Chelmsford City Centre, 4.8 miles west of Malden and 34 miles east of Central London. Danbury is rural in nature with extensive areas of woodland and heath. The site itself is located approximately 1.7 miles south of the village and is accessed via Hyde Lane. Hyde Lane is a busy 'B-road' and provides links to Maldon, Chelmsford and the wider road network via the A12 and A130

DESCRIPTION

The site comprises approximately 10.29 acres of land arranged as a continuous parcel.

The site is currently configured as:

- Access road and adjacent land
- Open Storage
- Warehouse / Office

The site historically operated with a range of occupiers predominantly as a flexible open storage facility with a warehouse onsite. Alternative uses may be appropriate subject to receipt of necessary Planning Consent.

The existing use of the site comprises a mixture of open storage (Class B8), including a circa 1,885 sq. ft. (174 sq. m) warehouse building in light industrial use (Class B1), a residential bungalow (Class C3) and agricultural land. A Certificate of Lawful Development for open storage was issued in 2001.

TENURE

The site is available by way of a new full repairing and insuring lease on terms to be agreed. In plots from 1 acre upwards.

RENT

On application. Depending on specification and terms.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

To be Provided.

VIEWING

Strictly by appointment via joint sole agents:



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