

# HARWIN

Old Chase Farm, Hyde Lane,  
Chelmsford CM3 4LP



Secure Open Storage Plots  
From 0.5 - 6.7 Acres

- Newly Surfaced Open Storage plots
- 0.5 acres - 6.7 acres
- Secure site with communal access road
- 3.9 Miles from Junction 18 of the A12
- 6.5 Miles from Rettendon Junction on the A130

To Let

## 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 has recently undergone a programme of improvement by our client which includes new type 1 compacted surface and palisade fencing to the perimeter and individual plots.

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.

## RENT

### On Application

Depending on specification and terms

## 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.

## 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.

## ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering legislation, the tenant will be required to provide proof of identity, address and source of funds to the letting agents prior to solicitors being instructed.

## 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



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### Details prepared on 28/03/2023

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