

HARWIN

Unit 20 Grafton Place,
Chelmsford, CM2 6TG

Trade Counter
1,861 sq ft / 172.89 sq m

- Newly refurbished and available immediately
- Nearby occupiers include Howdens, Jewson, Dulux, Brewers & MKM Building Supplies
- 1 Level loading access doors
- 3 parking spaces
- Good access to A12



To Let

LOCATION

The unit is located on Grafton Place which is located within the popular Dukes Park Industrial Estate, approximately 1 mile from the A12 Boreham Interchange and 1.5 miles north of Chelmsford City Centre area.

The A12 provides a direct route to J28 of the M25 approximately 20 miles to the south west and there is easy access to the A120 with Stansted and the M11 (J8) being 19 miles north west.

DESCRIPTION

The property is an industrial/trade counter unit located on the popular and established Grafton Place. The property is constructed of steel frame single skinned breeze block elevations. The property has been refurbished and is available immediately. The property benefits from three parking spaces at the front.

RENT ROA

TENURE

The property is available on a new full repairing and insuring lease for a minimum of 5 years, on terms to be agreed.

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.

SERVICE CHARGE

We are advised that there is Service Charge applicable for maintenance, repair and common services. Further details upon request.

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)

B

ANTI MONEY LAUNDERING

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



Daniel Harness

07887 058 676

daniel@harwinproperty.co.uk



Toby Pemberton

01245 676 938

toby@cokegearing.co.uk

Details prepared on 21/09/23

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