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# TO LET

# HARWIN

PROPERTY CONSULTANTS

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## UNIT 3 GRAFTON PLACE INDUSTRIAL ESTATE, DUKES PARK, CHELMSFORD, CM2 6TG



### TRADE COUNTER UNIT ON WELL ESTABLISHED ESTATE

- **3,435 SQ FT / 319.13 SQ M**
- **Nearby occupiers include Howdens, Jewson, Dulux, Brewers & MKM Building Supplies**
- **2 Level loading access doors**
- **7 parking spaces**
- **Good access to A12**

## 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. 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 a semi-detached industrial/trade counter unit located at the front of Grafton Place. The property is constructed of steel frame with a mixture of brick and profile steel clad elevations. The property has a trade counter entrance and front car park with a rear loading area with 2 x level access loading doors.

## ACCOMMODATION

*(all figures provided are approximate gross internal figures)*

Area	Sq.ft.	m <sup>2</sup>
Warehouse/Trade counter	approx. 3,435	319.13

## TENURE

The property is available by way of new sub lease or assignment of the current lease. The property is currently held on full repairing and insuring terms for 10 years from 9<sup>th</sup> May 2018. There is a tenant option to break the lease on 8<sup>th</sup> May 2023. The current passing rent is £40,000 per annum exclusive.

Alternatively, the property could be available on a new full repairing and insuring lease direct with the landlord, Subject to 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.

## SERVICE CHARGE

We are advised there is a Service Charge applicable for maintenance, repair & common services to the estate. 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)

C - 75

## VIEWING

Strictly by appointment via Joint Sole agents:



## Daniel Harness

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Or

## Lambert Smith Hampton

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