

FOR SALE / TO LET

UNIT 1 BOREHAM
INDUSTRIAL
ESTATE,
WALTHAM ROAD
BOREHAM,
CHELMSFORD
CM3 3AW

0.59 acres
0.24 hectares

- Class 1 Open Storage
- Concrete surface
- Secure and fenced
- Electricity and water
- Ancillary industrial unit and office building

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LOCATION

The site is located in Boreham, circa 4.5 miles north east of Chelmsford. It is well connected with Junction 19 of the A12 approximately 1.6 miles away, providing access to the M25 and central London.

London Stansted Airport is circa 19.3 miles to the north west with international connections. Hatfield Peverel train station provides railway access into London, or towards Colchester and Ipswich.

DESCRIPTION

Class 1 open storage site measuring circa 0.585 acres with ancillary industrial unit and office building. The site benefits from a concrete surface, and is fully fenced and secure. Electricity and water is available.

The industrial unit of steel portal frame construction has 4.5m eaves height and is approximately 3,863 sq. ft., benefiting from a rolling shutter door to the front and has 4.5m eaves height.

The office building is split across two floors, the ground floor and first floor measuring 1,505 sq. ft. and 1,477 sq. ft. respectively.

The batching plant is to be removed.

ACCOMMODATION

Name	Size
Total	0.59 Acres (0.24 Hectares)

TENURE

The site is available on both a freehold and leasehold basis. A new lease is available direct from the Landlord on terms to be agreed.

PRICE/RENT

Price on Application.

PLANNING

The site has B2 planning use.

RATEABLE VALUE

Currently £58,000 but rates reassessment is required. Contact Chelmsford City Council: <https://www.chelmsford.gov.uk/>

EPC

EPC rating D (82).

LEGAL COSTS

Each party to bear their own legal costs.

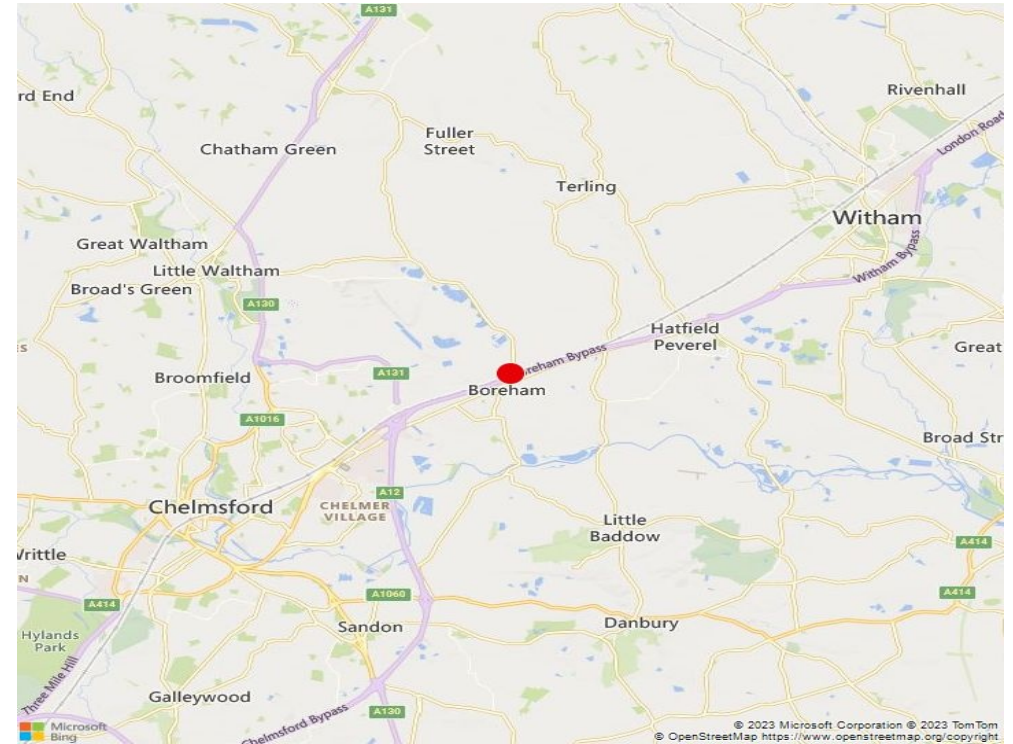
VIEWING

Strictly by appointment with agents.

OPEN STORAGE CLASSIFICATION

For more information on the Open Storage Classification Index, please visit the following:

<https://www.carterjonas.co.uk/commercial/open-storage/classifying-sites>



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