

TRADE city

CHELMSFORD

Montrose Road | Dukes Park Industrial Estate | CM2 6TE



Images: Trade City Chelmsford

Scheme of new industrial, warehouse and trade counter units

TO LET

Units available from 3,724 sq ft to 15,997* (346 sq m to 1,486 sq m)

AVAILABLE IMMEDIATELY

trade-city.co.uk/chelmsford

*A combination of Units 4-6 would produce this.



A12 Junction 19 ▲

A138

A12

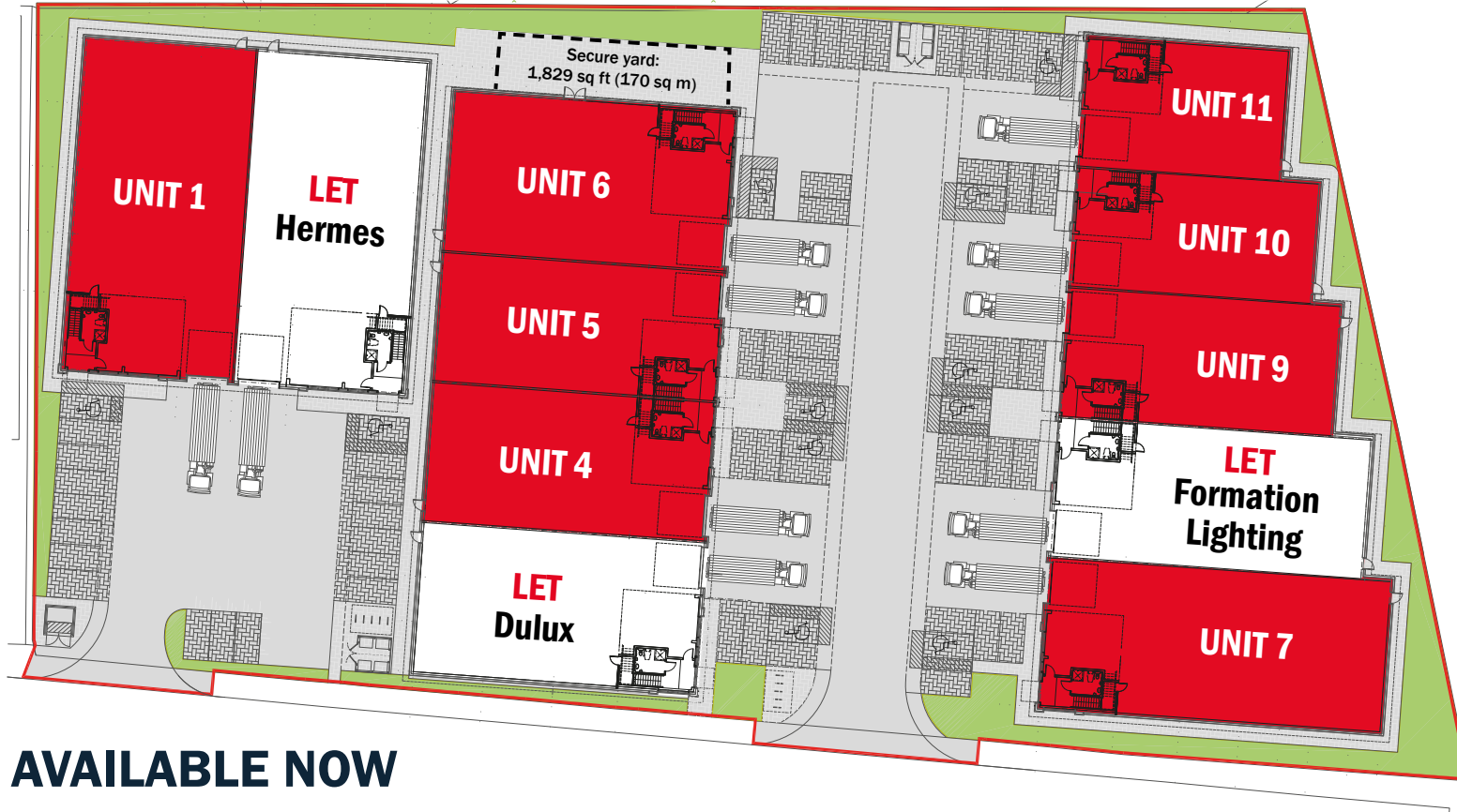


A138

Chelmsford City Centre ▼

- | | | |
|---------------------------------|-------------------------------|-------------------------------|
| 1. Royal Mail | 8. MKM Building Supplies | 15. B.E.W. |
| 2. CEF | 9. Grahams Plumbers Merchants | 16. G.S.F Car Parts |
| 3. Philip Grahame International | 10. Screwfix | 17. Toolstation |
| 4. Leatham's | 11. Howdens | 18. Woodland Global Logistics |
| 5. Lookers Ford | 12. Jewson | |
| 6. Plumb Centre | 13. Brewers | |
| 7. Plumb City | 14. Grip Fixings | |

Scheme of new industrial, warehouse & trade counter units



AVAILABLE NOW



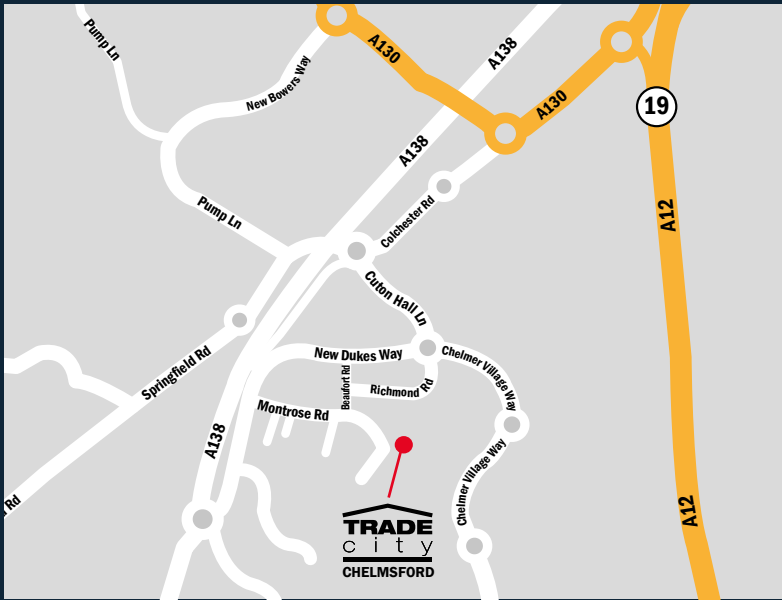
Image: Trade City Chelmsford

Specification

- > Fully fitted office accommodation
- > B1, B2 & B8 Use
- > 30% Trade Counter provision
- > Height to haunch: Units 1 - 2 = 8.0m and Units 3 - 11 = 6.5m
- > Electrically operated roller shutter door
- > Electricity Load: 40 - 50 kVa depending upon unit
- > Ground Floor Slab Loading: 37.5kN/m²
- > Gas Supply: 60 - 120 Kw depending upon unit

Accommodation

	sq ft	sq m
Unit 1	7,444	692
Ground	6,358	591
First	1,086	101
Unit 2	LET - HERMES	
Ground	6,358	591
First	1,085	101
Unit 3	LET - DULUX	
Ground	4,806	446
First	913	85
Unit 4	5,138	477
Ground	4,355	404
First	783	73
Unit 5	4,738	440
Ground	4,046	376
First	692	64
Unit 6	6,119	569
Ground	5,119	476
First	1,000	93
Unit 7	6,756	628
Ground	5,836	542
First	920	86
Unit 8	LET - FORMATION LIGHTING	
Ground	4,848	450
First	784	73
Unit 9	4,628	430
Ground	3,930	365
First	698	65
Unit 10	3,859	358
Ground	3,246	301
First	613	57
Unit 11	3,724	346
Ground	3,033	282
First	691	64
TOTALS	61,200	5,686



MONTROSE ROAD | CHELMSFORD | CM2 6TE



Location

Trade City Chelmsford is located on Montrose Road, within Dukes Park Industrial Estate which is regarded as the premier industrial/warehousing location within Chelmsford. Dukes Park Industrial Estate is excellently positioned adjacent to the A12 to the immediate south of Boreham Interchange, and approximately 2 miles to the east of Chelmsford city centre. The scheme also offers excellent access to the regional and national motorway network.

Approximate travel distances

Destination

A12 J19	2.0 miles
M25 Jct 28	15.1 miles
M11 J7	18.1 miles
Stansted Airport	17.4 miles
London Gateway Port	23.0 miles
Port of Felixstowe	50.2 miles

Source: AA

Key Features

- Situated within Chelmsford's premier industrial warehousing estate.
- B1, B2 and B8 uses with 30% trade counter provision.
- Ability to combine units.
- Landscaped environment.
- BREEAM - very good.
- PV panels generating free electricity to the occupier and reduces the buildings' carbon footprint.
- EPC rating A.
- Electric car charging points.

Track Record

With the Trade City brand, Kier Property has a nationwide presence in developing high quality industrial and warehouse space throughout the United Kingdom. We have developed over 4.25m sq ft of industrial property both speculatively and for occupiers over the past ten years.

Terms

The units are available to lease on a fully repairing and insuring basis. Rents and further information are available on request.



Image: Trade City Chelmsford

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Further information



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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:- All dimensions, distances and floor areas are approximate and are given for guidance purposes only. March 2020.