



**Lambert
Smith
Hampton**

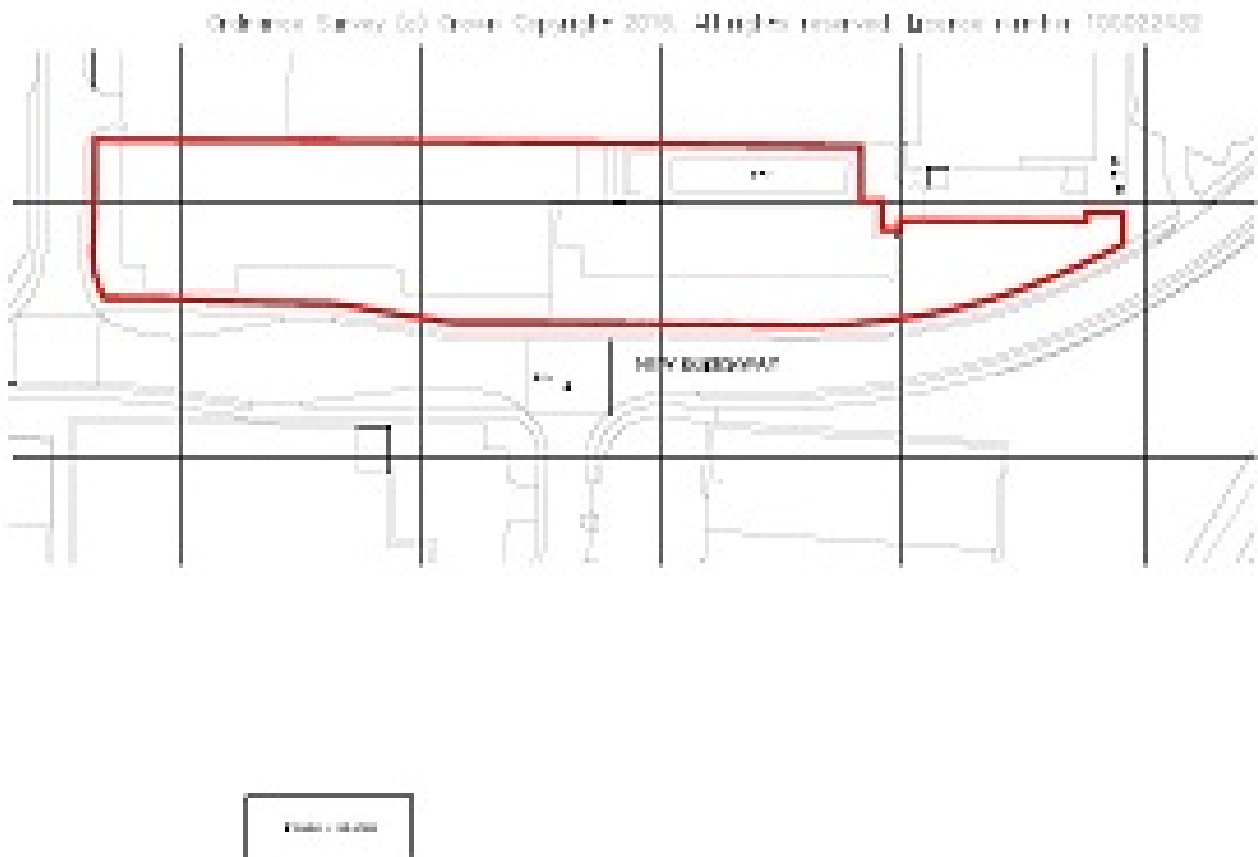
01245 215 521

To Let

Site at Beaufort Road

Open Storage / Pre-let

2 Beaufort Road, New Dukes Way, Chelmsford, CM2 6PS



- Approx. 1.58 Acres (68,825 Sq Ft)
 - Short to Long Term Open Storage
 - Design & Build Opportunity
 - Prominant location suitable for a variety of uses
- STP

Lambert Smith Hampton

Greenwood House, 91 - 99 New London Road, Chelmsford, Essex CM2 0PP T +44 (0)1245 215521

2 Beaufort Road, New Dukes Way, Chelmsford, CM2 6PS

Location



The site is located off Beaufort Road with a prominent frontage to New Dukes Way on the established Dukes Park Industrial Estate, a primary industrial location to the east of Chelmsford City Centre. Good access is provided to the A12 at Boreham interchange (Junction 19) approximately 1.5 miles north east of Chelmsford City Centre and railway station is approximately 1.5 miles to the west.

Description

A self contained site of approximately 1.58 acres made up of concrete hard standing and compacted ground.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Terms

The open storage site is available to let on short to long terms subject to negotiation.

The landlord would be happy to upgrade the specification subject to the terms.

Alternatively bespoke pre-let opportunities are available for new B1/B2/B8 facilities.

Planning

The site previously comprised of a 15,000 sq ft office building which has been demolished. The site is in the heart of Chelmsford's premier business park and would suit a variety of uses ranging from Offices, Industrial/Warehousing & Roadside uses, Subject to planning.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

Daniel Harness

Harwin Property

07887 058676

daniel@harwinproperty.co.uk

Joe Reubin

Lambert Smith Hampton

01245 215579

07809 249051

jreubin@lsh.co.uk

HARWIN
PROPERTY CONSULTANTS

**Lambert
Smith
Hampton**

01245 215 521

April 2018

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.