

Unit 10, 12 & 14 Hanbury Road, Chelmsford, Essex, CM1 3DR



N.B Plan is for indicative purposes only.

Boundaries shown are approximate and subject to verification.

For Sale Freehold
Industrial/Warehouse
Investment Opportunity

- Two Industrial/Warehouse Units
- Gross Internal Area 1,842.61 sq. m (19,832 sq. ft.)
- Site Area 1.06 Acres (0.429 Hectares)
- Currently Generating £52,000 Per Annum
- Potential ERV for the Whole Site £97,000 Per Annum
- Unique Opportunity on the Popular Widford Industrial Estate
- Guide Price - Offers in Excess of £1,150,000



Winning deal winner and deal maker for the 3rd year running
Estates Gazette (February 2016)

Details

Location

The premises are situated on Hanbury Road off of Robjohns Road which is the main estate road on the popular Widford Industrial Estate.

Widford Industrial Estate is one of Chelmsford's most established industrial locations and provides convenient access to the A12 and A414 leading to J28 of the M25 and J8 of the M11 respectively. Chelmsford City Centre is approximately 2 miles distant.

Description

At the front of the site is 14 Hanbury Road which is currently let to The Printing Place Limited. The property comprises a detached industrial unit with a double bay workshop with rear loading door. There is two storey office / ancillary accommodation at the front of the building, providing reception, kitchen and office areas together with toilet facilities. The first floor offices have been extended into a mezzanine built over a large part of the east bay of the workshop.

The property is built of a concrete frame with part brick and part corrugated sheet elevations. The roof is clad with profiled roof sheets.

Outside, there are concrete access ways extending along both sides and to the rear of the property. There is facility for loading/unloading at the back of the building and off road car parking to the front.

To the rear of the site is a 10 & 12 Hanbury Road, a warehouse building of steel frame construction with a light steel truss roof with brick and profile clad elevations. The front elevation has high level glazing and there is a mix of sodium and strip lighting throughout. The property benefits from 3 phase power, two electric roller shutter access doors and two small offices. WC and kitchenette facilities are provided.

To the rear of 10 & 12 is a concrete surfaced area which could be used for external storage.

Business Rates

10/12 Hanbury Road, Chelmsford

Rateable Value £39,500

Rates Payable (17/18) £18,525 Approx.

14 Hanbury Road, Chelmsford

Rateable Value £52,000

Rates Payable (17/18) £24,232 Approx.

Accommodation

The premises provide the following accommodation and approximate floor areas:

Unit 10/12 Hanbury Road

Industrial/Warehouse	717.00 sq. m	7,717 sq. ft.
Office, WC & Kitchen	45.00 sq. m	483 sq. ft.
Total	762.00 sq. m	8,200 sq. ft.

Unit 14 Hanbury Road

Ground Floor

Reception/WC's	54.81 sq. m	590 sq. ft.
Warehouse/Works	761.25 sq. m	8,194 sq. ft.

First Floor

Offices	48.37 sq. m	521 sq. ft.
Mezzanine Offices	153.95 sq. m	1,657 sq. ft.
Mezzanine Stores	62.23 sq. m	670 sq. ft.
Total	1,080.61 sq. m	11,632 sq. ft.

<u>Total</u>	<u>1,842.61 sq. m</u>	<u>19,832 sq. ft.</u>
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Lease Terms

10/12 Hanbury Road, Chelmsford

10/12 Hanbury Road is currently vacant. We are of the opinion the property has a estimated rental income of £45,000 per annum (£5.50 per sq. ft.)

14 Hanbury Road, Chelmsford

Tenant:	The Printing Place Limited
Term:	5 Years from 23 September 2016.
Rent:	£52,000 pa
Break Clause:	Annual tenant's breaks requiring 6 months written notice.
Rent Reviews:	None
Permitted Use:	Office and Printing Works
Insurance:	Arranged by landlord. Cost of premium reimbursed by the tenant.
Repairs:	Full repairing on behalf of the tenant.
Security of Tenure:	Outside the security of tenure provisions of the L & T Act 1954
Rights:	The tenant has the right to park vehicles within the parking area to the front of the building and to use the common parts for loading/unloading.

A copy of the lease is available upon request.

Terms

Our client is seeking offers in excess of £1,150,000 subject to contract for their freehold interest with the benefit of and subject to the existing tenancy.

VAT

We understand VAT is not payable on the purchase price.

Energy Rating

Unit 10/12 Hanbury Road - EPC rating of D82.

Unit 14 Hanbury Road - An EPC has been commissioned

Legal Costs

Each party to bear their own legal costs incurred.

Particulars

Prepared October 2017.

Viewing

Strictly by prior appointment:

Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

01245 261 226

fennwright.co.uk

Contact - James Wright

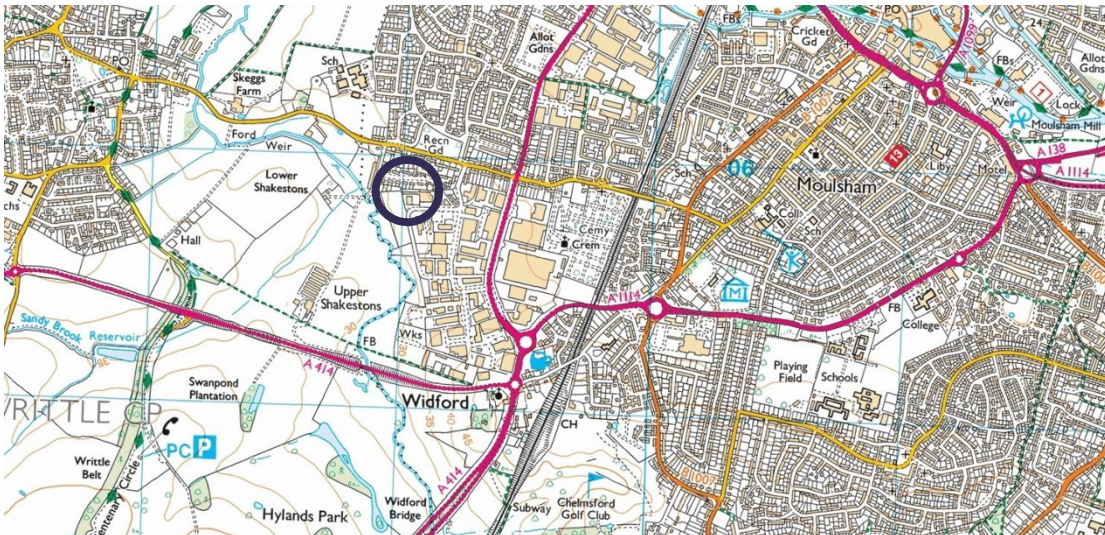
jw@fennwright.co.uk

10 & 12 Hanbury Road, Chelmsford



14 Hanbury Road, Chelmsford





For further information

01245 261 226

fennwright.co.uk

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