



Unit 1 Drakes Lane Industrial Estate, Boreham, Chelmsford, CM3 3BE

For Sale Freehold

Refurbished Industrial Unit with Secure Yard

496.63 Sq. M. (5,345 Sq. Ft.) GIA Approx.

- Established Industrial Estate
- Close Proximity to the A12
- Three Phase Power
- Roller Shutter Access Doors
- Eaves Height 5.02m

Location

The property is situated on Drakes Lane Industrial Estate; a semi rural industrial estate located approximately 5 miles to the north east of Chelmsford. Drakes Lane provides direct access to Waltham Road which in turn provides easy access to Main Road (B1137), Boreham and the A130. The A12 dual carriageway can be accessed to the west via Junction 19 or to the east via Junction 20A/20B. The A12 provides road links to the M25 (Junction 28) to the south west and the International Ports of Harwich and Felixstowe to the north east.

Description

The property comprises a refurbished single story industrial/warehouse unit benefitting from three phase power, roller shutter access, office accommodation and WC facilities. The recent refurbishment included two new roller shutter access doors, roof improvements including new translucent panels ensuring plenty of natural light, repairs to the concrete floor slab and new exterior cladding.

The office accommodation is carpeted throughout and benefits from a suspended ceiling, florescent strip lighting, spotlights, fitted cupboards, air conditioning and central heating. (not tested)

Externally to the front of the unit is a concrete surfaced yard secured with palisade fencing.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and can confirm the Gross Internal Floor areas are as follows:

Ground Floor	Industrial/Warehouse	374.49 sq. m.	4,031 sq. ft.
	Office/Kitchen/WC	61.07 sq. m.	657 sq. ft.
First Floor	Office	61.07 sq. m.	657 sq. ft.
	Total	496.63 sq. m.	5,345 sq. ft.

The yard extends to approximately 3,500 sq. ft.

Business Rates

According to verbal enquiries with the Rating Authority the premises are assessed as follows:

Rateable Value	£34,000
Rates payable (2013/2014)	£16,014 per annum

Guide Price

Offers are invited in the region of £400,000 for the freehold interest.

VAT

We understand from our client that VAT is not payable on the purchase price.

Viewing

Strictly by prior appointment with the sole selling agents:

JAMES WRIGHT

T: 01245 261226

E: jw@fennwright.co.uk



Energy Performance Certificate

Non-Domestic Building

FORMER UNIT FOR
Toveglen Ltd
1 Drakes Lane Industrial Estate, Drakes Lane
Boreham
CHELMSFORD
CM3 3BE

Certificate Reference Number:
0711-0432-6259-5624-5006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epcd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Less energy efficient

152

This is how energy efficient the building is.

Technical Information

Main heating fuel: Oil
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 510
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 146.72

Benchmarks

Buildings similar to this one could have ratings as follows:

31

if newly built

81

if typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 123 1234.



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- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
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