



**Unit 19, East Hanningfield Industrial Estate, East Hanningfield,
Chelmsford, Essex, CM3 8AB**

To Let - Reduced Rent Year 1

Industrial/Warehouse Accommodation

148.68 sq m (1,599 sq. ft.) GIA

- Extensive Mezzanine
- Less than 3 miles from the A12 (Junction 17)
- Three Phase Power
- WC & Kitchenette Facilities
- Allocated Parking

Location

East Hanningfield is a small village to the South East of Chelmsford City Centre. The A12 (Junction 17) is less than 3 miles away which in turn provides direct access to the National Motorway Network via the M25 (Junction 28)

Description

The property comprises an end of terrace industrial unit of steel portal frame construction beneath a pitched roof. There is a mezzanine providing additional storage and office accommodation. Two allocated car parking spaces are provided together with communal parking.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice and calculate the gross internal floor areas as follows:

Ground Floor	95.40 sq. m	(1,026 sq. ft.)
First Floor	53.28 sq. m	(573 sq. ft.)
Total	148.68 sq. m	(1,599 sq. ft.)

Business Rates

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

Rateable Value	£7,500
Rates payable (2012/2013)	£3,435 per annum approx.

We understand that the property may be eligible for small business rate relief and we would advise interested parties to contact the Local Authority for confirmation of the figures.

Tenure

The property is available on a new lease for a term to be agreed.

Rent

£500 per month for the first year and £625 per month thereafter.

VAT

We understand VAT will not be payable on the rent.

Viewing

Strictly by prior appointment with:

Fenn Wright, 114 New London Road, Chelmsford, CM2 0RG

JAMES WRIGHT

T: 01245 261226

F: 01245 347174

E: jw@fennwright.co.uk



Energy Performance Certificate

Non-Domestic Building



Unit 19
Industrial Estate, Old Church Road
East Hanningfield
CHELMSFORD
CM3 8AB

Certificate Reference Number:
0880-0737-6979-3904-6002

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/epbd.

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

108

This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Other
Building environment: Unconditioned
Total useful floor area (m²): 148
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 44.9

Benchmarks

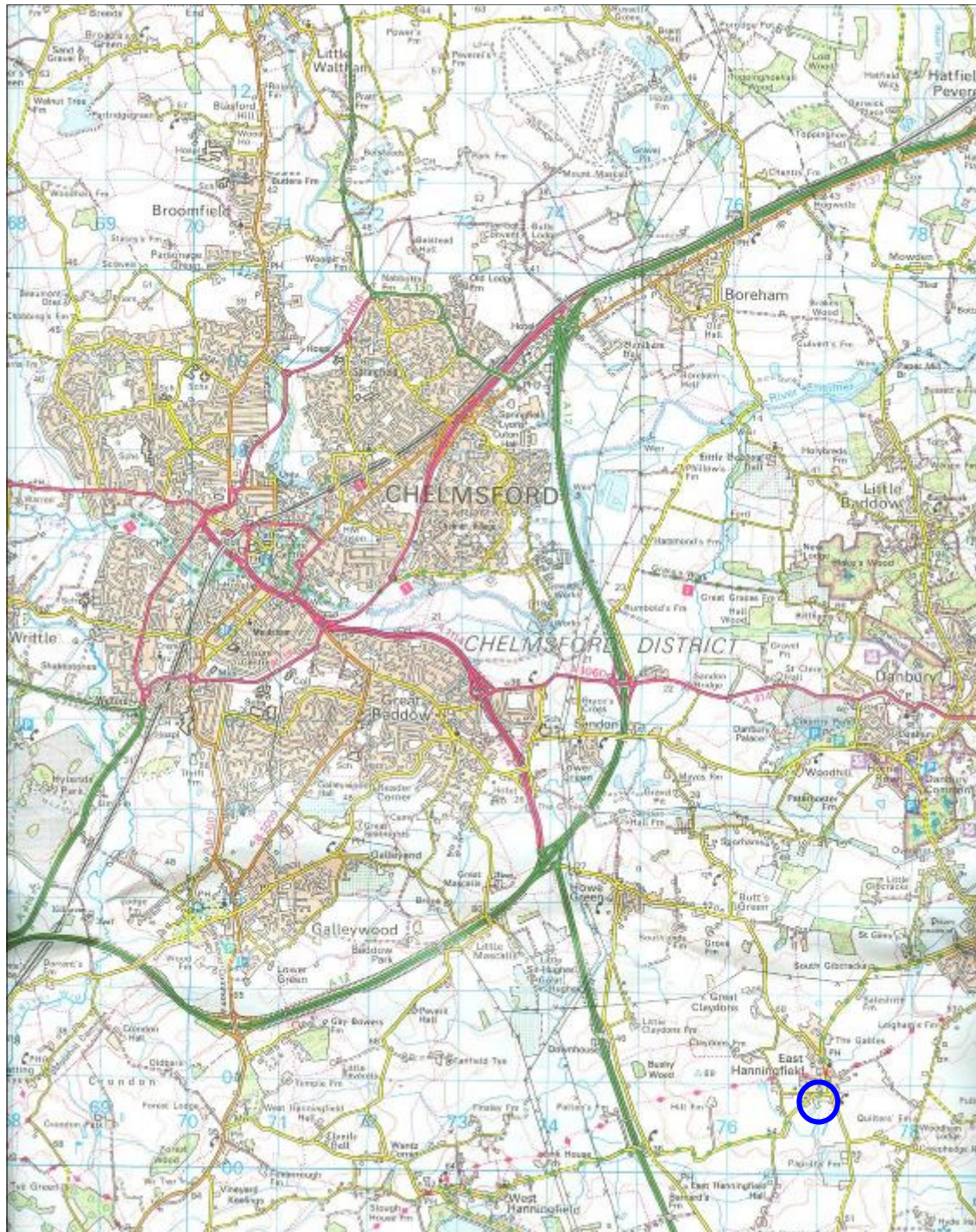
Buildings similar to this one could have ratings as follows:

32 If newly built

87 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 0300 123 1234.



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