



Auto Point, Barnard Road, Galleywood, Chelmsford, Essex, CM2 8RS

To Let

Newly Constructed Garage and MOT Workshop

Suitable for a Variety of Uses (S.T.P)

239 Sq. M (2,575 Sq. Ft) GIA Approx.

- Situated within a residential area close to Chelmsford City Centre
- Available on a new Lease on terms to be agreed
- Ample parking

Location

The property is situated on Barnard Road within a residential area, just a short distance from its junction with Watchhouse Road. Watchhouse Road joins the B1007 in the centre of Galleywood and provides access to the A12 (Junction 16) approximately 1.5 miles to the south and Chelmsford City Centre, approximately 2 miles to the north.

Galleywood is a village to the south of Chelmsford City and has a population of approximately 6,000. The City of Chelmsford itself has a population of approximately 100,000.

Description

The property comprises a recently constructed industrial workshop which is situated on a former petrol filling station. The unit is entirely open plan and benefits from an eaves height of 3.72m together with three electronic roller shutter access doors, three phase power and a generous parking area externally.

Accommodation

The premises provide the following approximate floor areas:

Total	239 sq. m.	2,575 sq. ft.
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Business Rates

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

Rateable Value	£TBC
Rates payable (2012/2013)	£TBC

Terms

The premises are available on a new lease on terms to be agreed.

Rent

£35,000 per annum exclusive.

Viewing

Strictly by prior appointment:

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

JAMES WRIGHT

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Energy Performance Certificate

Non-Domestic Building

Autopoint
 Barnard Road
 CHELMSFORD
 CM2 8RS

Certificate Reference Number:
 0346-3014-0818-0800-9201

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/iepbid

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀
78

This is how energy efficient the building is.

..... Net zero CO₂ emissions

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	242
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	33.38

Benchmarks

Buildings similar to this one could have ratings as follows:

50 If newly built

4000 If typical of the existing stock



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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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