

# 50 MONTROSE ROAD

CHELMSFORD, CM2 6TX

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FOREST  
REAL ESTATE



# TO LET / FOR SALE

**1.60 ACRES**

**A Prime Open Storage Site Totalling 1.6 Acres**

## Key Features

- Dual Access From Montrose Road
- Concrete Surface
- Available To Let Or Purchase
- Close to A12
- Workshops & Offices Included
- Secure Yard
- Established Industrial Location
- Chelmsford City Centre Is A 6 Minute Drive

**50 Montrose Road**  
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## Description

The property boasts a spacious, level yard with a durable concrete surface, securely enclosed on all sides and featuring dual access gates from Montrose Road.

The site includes essential workshops and a two-story office building, providing versatile spaces for various business operations. It is well-equipped with three-phase power, mains water supply, and an efficient drainage system with interceptors.

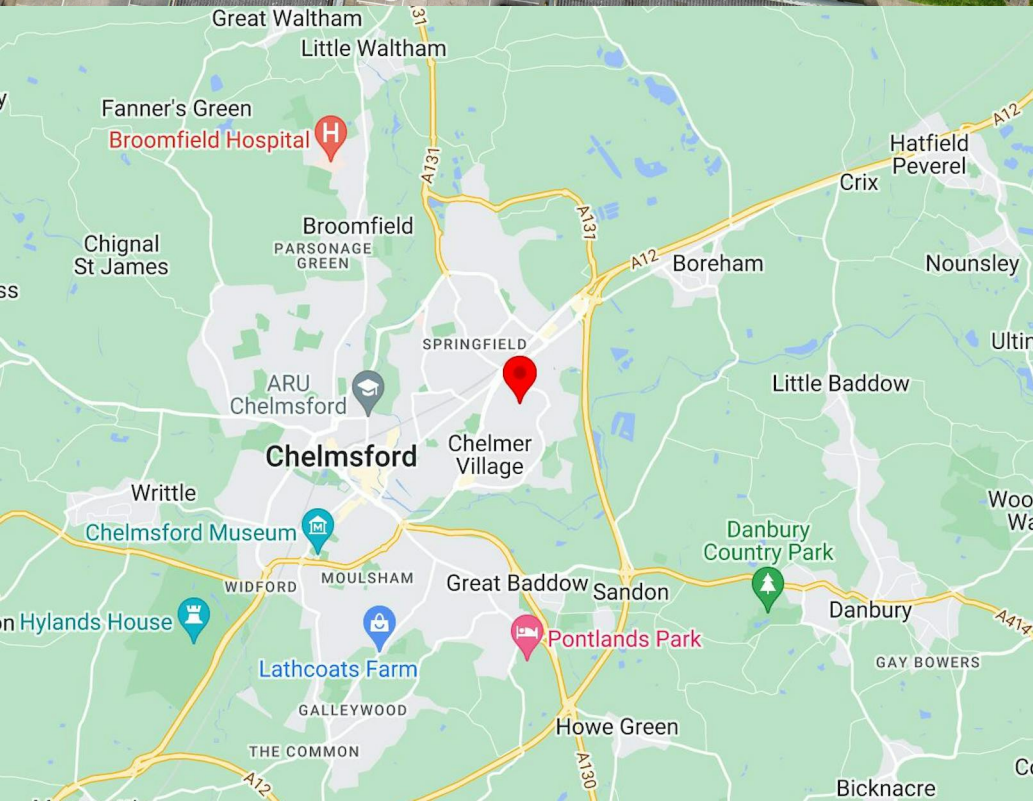
Additionally, the property hosts a telecom mast, which will remain in place, ensuring continued telecommunications support.

## Location

Dukes Park Industrial Estate is conveniently located to the north east of Chelmsford city centre, approximately 1.3 miles south of the A12 at Junction 19. It is easily accessible via the A138 or Colchester Road.

The property is positioned at the eastern end of Montrose Road, directly opposite Chelmsford Trade City and adjacent to Grafton Place.

Local occupiers include Royal Mail, Screwfix, Jewson, Toolstation and a number of independent traders.









# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse & Office	5,069	470.93
Ground - Warehouse	1,628	151.25
Ground - Yard Office	310	28.80
Ground - Stores	261	24.25
Ground - Yard	69,696	6,474.97

<b>Lease</b>	New Lease
<b>Rent</b>	£275,000 per annum
<b>Price</b>	£4,000,000
<b>Rates</b>	£68,796 per annum
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>EPC</b>	E

# Contact

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