

**THE CAUSEWAY, HIGHWOOD ROAD, CHELMSFORD, ESSEX, CM1 3PT**

**TO LET – NEW INDUSTRIAL/WAREHOUSE UNIT**  
45,000 sq.ft ( 4180.64 m<sup>2</sup> )



**Location**

The property will be situated on The Causeway/Highwood Road close to its junction with Greenbury Way (A414). The A414 provides access to Chelmsford and Writtle to the north east and to the A12 to the A12 (J15) approx. 3 miles away.

The M25 (J28) and central London are to the west and Colchester and the east coast ports are to the east. Chelmsford City Centre and rail station are approx. 4 miles to the east of the property.

**Accommodation**

The proposed property will comprises a new industrial/warehouse facility totalling approx. 45,000 sqft (464 sqm) including approx. 5,000 sqft (372 sqm) of office accommodation at first floor level, situated on a site of approx.2.5 acres. The building will benefit from 7- 9 m eaves, a 40m service yard, 4/5 loading bays and parking. The site is fully serviced with 3 phase mains electric, water and drainage. The building specification and design can be adapted to meet specific occupier needs, subject to contract and planning

<b>Ground Floor warehouse/Industrial</b>	45,000 sq.ft ( 4180.64 m <sup>2</sup> )
<b>First Floor Office</b>	5,000 sq.ft ( 464.51 m <sup>2</sup> )

**Terms**

The property is available via a pre-lease on a 15 year full repairing and insuring lease subject to 5 yearly rent reviews terms which will be subject to final specification, size and fit-out. The property will be offered leasehold on a build to suit basis.

**Rates**

<b>Rateable Value</b>	To be assessed.
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**Energy Performance Asset Rating**

EPC Awaited

**Legal Costs**

Each party to bear their own

**VAT**

The rent will be subject to VAT

**Viewing & Further Information**

Contact joint sole letting agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com