

# TO LET / FOR SALE

UNIT 1 BOREHAM  
INDUSTRIAL  
ESTATE,  
WALTHAM ROAD  
BOREHAM,  
CHELMSFORD  
CM3 3AW

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**0.58** acres  
**0.24** hectares

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- Class 1 Open Storage
- Concrete surface
- Secure and fenced
- Electricity and water

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## LOCATION

The site is located in Boreham, circa 4.5 miles north east of Chelmsford. It is well connected with Junction 19 of the A12 approximately 1.6 miles away, providing access to the M25 and central London.

London Stansted Airport is circa 19.3 miles to the north west with international connections. Hatfield Peverel train station provides railway access into London, or towards Colchester and Ipswich.

## DESCRIPTION

Class 1 open storage site measuring circa 0.585 acres with ancillary industrial unit and office building. The site benefits from a predominantly concrete surface, and is fully fenced and secure. Electricity and water is available.

The industrial unit of steel portal frame construction has 4.5m eaves height and is approximately 3,863 sq. ft., benefiting from a rolling shutter door to the front and has 4.5m eaves height.

The office building is split across two floors, the ground floor and first floor measuring 1,505 sq. ft. and 1,477 sq. ft. respectively.

## ACCOMMODATION

Name	Size
Total	0.58 Acres (0.24 Hectares)

## TERMS

A new lease is available direct from the Landlord on terms to be agreed.

## RENT/PRICE

Price on Application.

## EPC

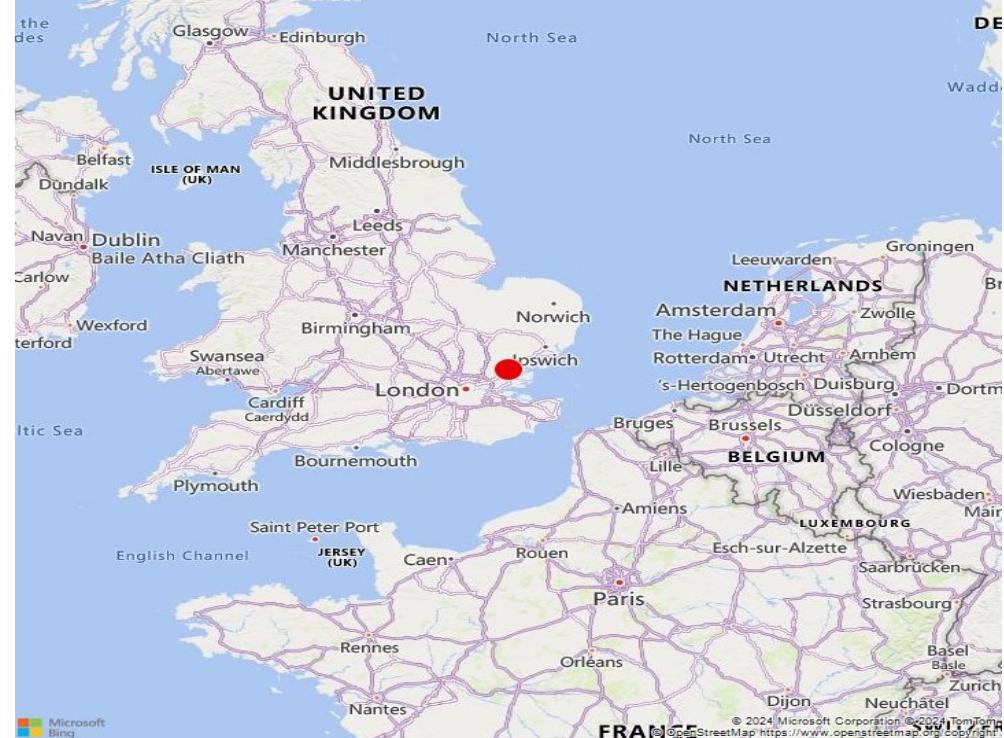
EPC rating D (82)

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by appointment with agents.



## CONTACT

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