

# EWS

CHARTERED SURVEYORS



**PART LET INVESTMENT OPPORTUNITY  
FOR SALE FREEHOLD  
GUIDE PRICE: O.I.E.O. £1,150,000**

10,12 & 14 HANBURY ROAD, CHELMSFORD, CM1 3DR  
TWO INDUSTRIAL / WAREHOUSE UNITS  
GROSS INTERNAL AREA 1,842.61 SQ M (19,832 SQ FT)  
SITE AREA 1.06 ACRES (0.429 HECTARES)

LOCATED ON POPULAR WIDFORD INDUSTRIAL ESTATE

31 LOWER BROOK STREET  
IPSWICH, SUFFOLK, IP4 1AQ

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## LOCATION

The premises are situated on Hanbury Road off of Robjohns Road which is the main estate road on the popular Widford Industrial Estate. Widford Industrial Estate is one of Chelmsford's most established industrial locations and provides convenient access to the A12 and A414 leading to J28 of the M25 and J8 of the M11 respectively. Chelmsford City Centre is approximately 2 miles distant.

## DESCRIPTION

At the front of the site is 14 Hanbury Road which is currently let to The Printing Place Limited. The property comprises a detached industrial unit with a double bay workshop with rear loading door. There is two storey office / ancillary accommodation at the front of the building, providing reception, kitchen and office areas together with toilet facilities. The first floor offices have been extended into a mezzanine built over a large part of the east bay of the workshop. The property is built of a concrete frame with part brick and part corrugated sheet elevations. The roof is clad with profiled roof sheets.

Outside, there are concrete accessways extending along both sides and to the rear of the property. There is facility for loading/unloading at the back of the building and off road car parking to the front.

To the rear of the site is 10 & 12 Hanbury Road, a warehouse building of steel frame construction with a light steel truss roof with brick and profile clad elevations. The front elevation has high level glazing and there is a mix of sodium and strip lighting throughout. The property benefits from 3 phase power, two electric roller shutter access doors and two small offices. WC and kitchenette facilities are provided. To the rear of 10 & 12 is a concrete surfaced area which could be used for external storage.

## BUSINESS RATES

### 10/12 Hanbury Road, Chelmsford

Rateable Value £39,500  
Rates Payable (17/18) £18,525 Approx.

### 14 Hanbury Road, Chelmsford

Rateable Value £52,000  
Rates Payable (17/18) £24,232 Approx.

## ACCOMMODATION

The premises provide the following accommodation and approximate floor areas:

### Unit 10/12 Hanbury Road

Industrial/Warehouse	717.00 sq. m	7,717 sq. ft.
Office, WC & Kitchen	45.00 sq. m	483 sq. ft.
Total	762.00 sq. m	8,200 sq. ft.

### Unit 14 Hanbury Road

Ground Floor		
Reception/WC's	54.81 sq. m	590 sq. ft.
Warehouse/Works	761.25 sq. m	8,194 sq. ft.
First Floor		
Offices	48.37 sq. m	521 sq. ft.
Mezzanine Offices	153.95 sq. m	1,657 sq. ft.
Mezzanine Stores	62.23 sq. m	670 sq. ft.
Total	1,080.61 sq. m	11,632 sq. ft.
Total	<u>1,842.61 sq. m</u>	<u>19,832 sq. ft.</u>

## LEASE TERMS

### 10/12 Hanbury Road, Chelmsford

10/12 Hanbury Road is currently vacant. We are of the opinion the property has an estimated rental income of £45,000 per annum (£5.50 per sq. ft.)

### 14 Hanbury Road, Chelmsford

Tenant:	The Printing Place Limited
Term:	5 Years from 23 September 2016
Rent:	£52,000 pa
Break Clause	Annual tenant's breaks requiring 6 months written notice.
Rent Reviews:	None
Permitted Use:	Office and Printing Works
Insurance:	Arranged by landlord. Cost of premium reimbursed by the tenant
Repairs:	Full repairing on behalf of the tenant.
Security of Tenure:	Outside the security of tenure provisions of the L & T Act 1954
Rights:	The tenant has the right to park vehicles within the parking area to the front of the building and to use the common parts for loading/unloading.

A copy of the lease is available upon request.

## ENERGY PERFORMANCE CERTIFICATE

Unit 10/12 Hanbury Road – EPC Rating of D82  
Unit 14 Hanbury Road – An EPC has been commissioned.

## VAT

We understand VAT is not payable on the purchase price.

10 & 12 Hanbury Road, Chelmsford



## TERMS

Our client is seeking offers in excess of £1,150,000 subject to contract for their freehold interest with the benefit of and subject to the existing tenancy.

## LEGAL FEES

Each party to be responsible for their own legal costs incurred.



14 Hanbury Road, Chelmsford



## VIEWING

**Strictly by prior appointment:**

Contact: Paul Edwards, EWS Limited, Tel: 01473 216200 or email [paul.edwards@ews.co.uk](mailto:paul.edwards@ews.co.uk)

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