

# TRADE CITY CHELMSFORD

Montrose Road • Dukes Park Industrial Estate • CM2 6TE

**TRADE**  
city

Available from  
**Q3 2019**



11 new industrial  
warehouse and trade counter units

Unit sizes range from 3,617 sq ft to 21,313 sq ft\*

\* Units 3 – 6 combined





**MONTROSE ROAD | CHELMSFORD | CM2 6TE**

## Location

Trade City Chelmsford is located on Montrose Road, within Dukes Park Industrial Estate which is regarded as the premier industrial/warehousing location within Chelmsford. Dukes Park Industrial Estate is excellently positioned adjacent to the A12 to the immediate south of Boreham Interchange, and approximately 2 miles to the east of Chelmsford city centre. The sites location also offers excellent access to the regional and national motorway network.

- A12 J19 – 2 miles
- M25 J28 – 15.1 miles
- M11 J7 – 18.1 miles
- Stansted Airport – 17.4 miles
- DP World London Gateway Port – 23 miles
- Port of Felixstowe – 50.2 miles

## Description

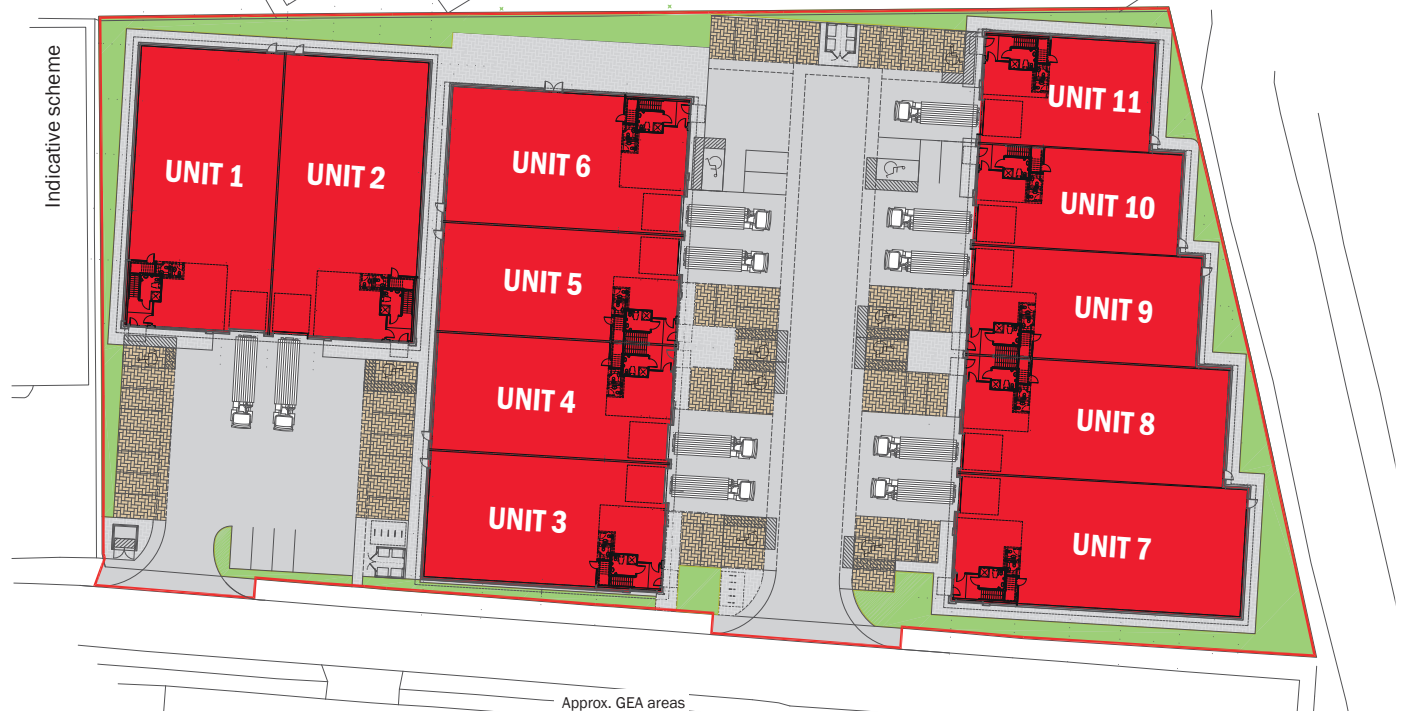
Kier Property have achieved planning on the 2.27 acre industrial site for an 11 unit industrial scheme under planning uses B1, B2 and B8 with a 30% trade counter allowance and units ranging from 3,600 sq ft to 7,320 sq ft GEA. Consented Plans available upon request.

## Track Record

With the Trade City brand, Kier has a nationwide presence in developing high quality industrial and warehouse space throughout the United Kingdom. We have developed over 4.25m sq ft of industrial property both speculatively and for occupiers over the past ten years.

## Specification

We intend to develop each individual unit to our 'fully fitted office' specification.



UNIT	sq m			sq ft		
	GF	FF	Total	GF	FF	Total
1	585	95	680	6,297	1,023	7,320
2	585	95	680	6,297	1,023	7,320
3	442	80	522	4,758	861	5,619
4	401	68	469	4,316	732	5,048
5	372	60	432	4,004	646	4,650
6	470	87	557	5,059	936	5,996
7	534	79	613	5,748	850	6,598
8	443	67	510	4,768	721	5,490
9	358	59	417	3,854	635	4,489
10	298	51	349	3,208	549	3,757
11	277	59	336	2,982	635	3,617
	4,765	800	5,565	51,291	8,611	59,902

## Key Features

- Situated within Chelmsford's premier industrial warehousing estate.
- Planning permission achieved for B1, B2 and B8 uses with ancillary trade counter provision.
- Ability to combine units.
- Landscaped environment.

## Terms

The units are available on a leasehold basis, rent on application.

## Further information



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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. July 2018.