



**TO LET**

**Industrial/Warehouse with Offices**

Unit 9 Banters Lane Business Park, Main Road  
Great Leighs, Chelmsford, Essex, CM3 1QX

**QUOTING RENT**

Upon Application

**AVAILABLE AREA [GIA]**

3,256 sq. ft.  
[302.45 sq. m.]

## IN BRIEF

- » Exempt from Business Rates (Subject to Individual Circumstances)
- » Available on a New Lease
- » Convenient Access to the A120

## LOCATION

The property is situated on the established Banters Lane Business Park a short distance from the A131 which provides direct access to the A120 to the North and Chelmsford/A12 to the South. The A120 provides access to the M11 and Stansted Airport and the A12 provides access to the M25 (Junction 28).

The new Beaulieu Park Station is approximately a 12 minute drive away and provides frequent services to London Liverpool Street with journey times of approximately 38 minutes.

## DESCRIPTION

The property forms an end of terrace business unit of steel portal frame construction comprising ground floor industrial/warehouse accommodation with a mezzanine level above providing office/storage accommodation. The property is accessed via a pedestrian door and an up and over access door (4.45m high x 3.95m wide) and benefits from WC and kitchenette facilities.

The mezzanine extends across approximately 70% of the ground floor, with an open section retained to the front adjacent to the loading door. The ground floor has a minimum clear height of 2.50 metres rising to 4.45 metres in the open area.

Externally, there is a forecourt for car parking.

## ACCOMMODATION

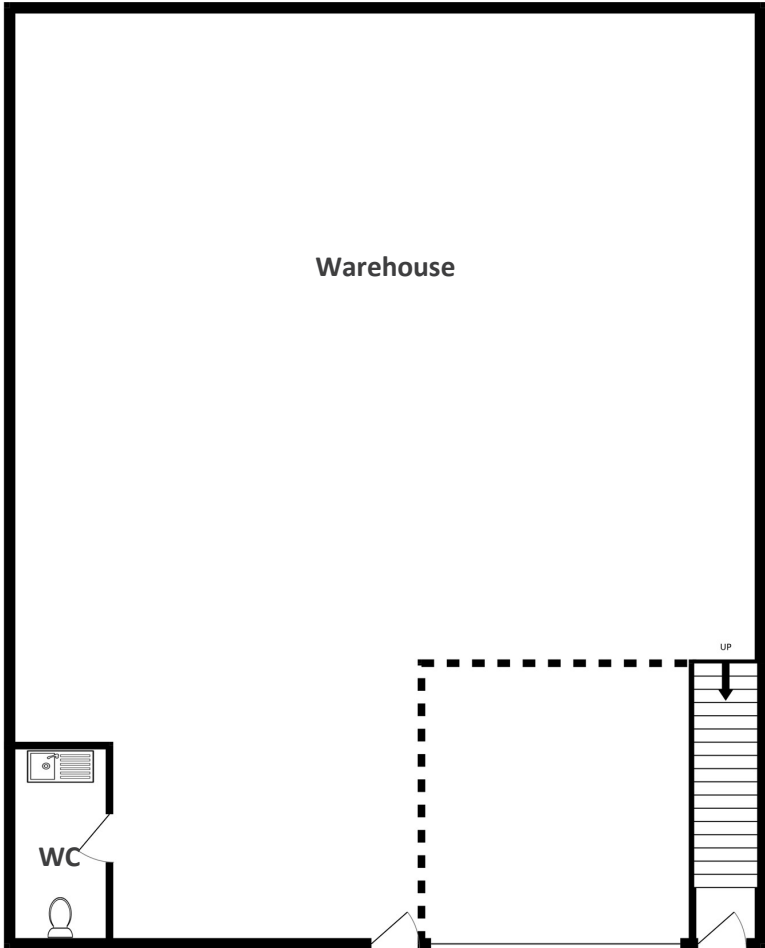
[Approximate Gross Internal Floor Area]

- » Ground Floor: 1,793 sq. ft. [166.56 sq. m.]
- » Mezzanine: 1,463 sq. ft. [135.89 sq. m.]
- » Total: 3,256 sq. ft. [302.45 sq. m.]

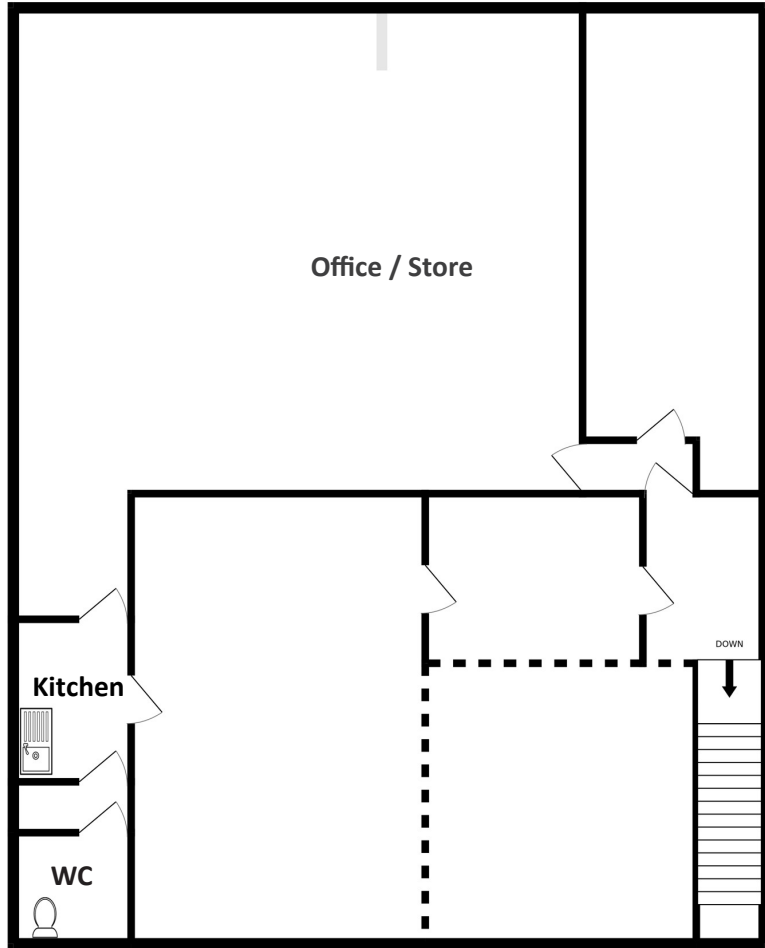


Floorplan - Not to Scale and for Indicative Purposes Only

Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SERVICES

We understand the property is connected to mains water and three phase electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

## BUSINESS RATES

We are advised the premises have a rateable value of £11,750 with effect from 1st April 2026. Therefore estimated annual rates payable of approximately £5,076 (2026/27).

The property may be eligible to small business rates relief subject to individual circumstances. Interested parties are advised to speak to the local authority for further information.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the unit falls within Band B (40) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

## TERMS

The property is available on a new lease for a term to be agreed.

## RENT

Upon Application.

## VAT

We understand VAT is applicable.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a Prospective tenant's identity prior to the instruction of solicitors.

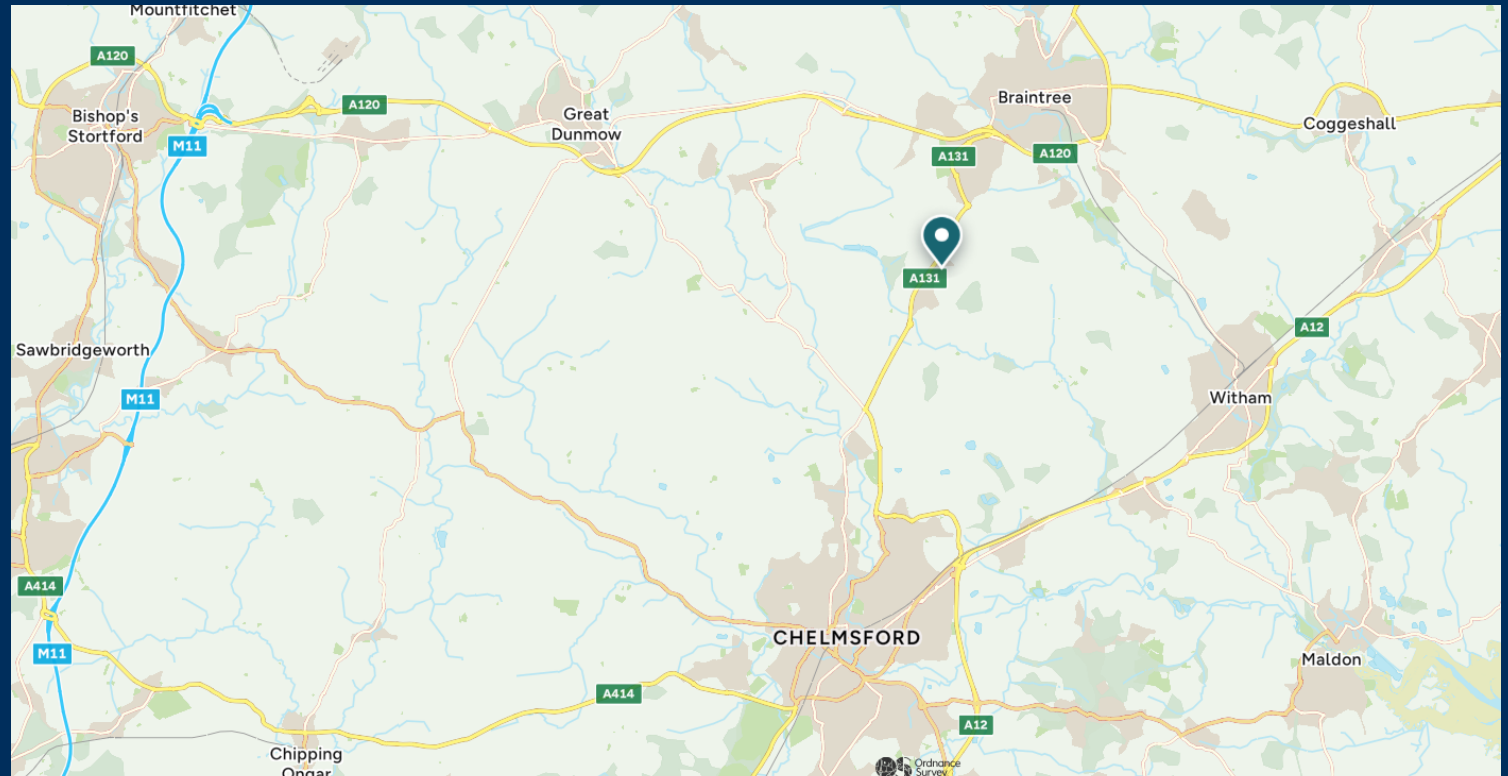


**VIEWINGS STRICTLY BY PRIOR APPOINTMENT  
VIA SOLE LETTING AGENTS:**

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Particulars created June 2026

