

TO LET

Well Presented Industrial/Warehouse with Secure Yard and Offices

**Unit 3 Banters Lane Business Park, Main Road
Great Leighs, Chelmsford, Essex, CM3 1QX**

QUOTING RENT

£46,200 Per Annum Exclusive

AVAILABLE AREA [GIA]

**4,759 sq. ft
[442.21 sq. m]**

IN BRIEF

- » Modern Well Presented Business Unit
- » Secure Parking / Yard Area
- » Available on a New Lease
- » Convenient Access to Chelmsford / Braintree / A120 / M11

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 Train Station which provides frequent services to London Liverpool Street is approximately a 12 minute drive away.

DESCRIPTION

The property comprises a well presented mid terrace industrial / warehouse of steel portal frame construction. The property has a minimum eaves height of 4.00m rising to 5.60m at the apex. The property has an up and over access door (4.00m high x 4.00m wide) which leads out to a secure yard / parking area. There is an office and kitchen on the first floor and two WC facilities are located on the ground floor. There is car parking on site on a first come first served basis.

ACCOMMODATION

[Approximate Gross Internal Floor Area]

Ground Floor	381.56 sq. m	[4,107 sq. ft.]
First Floor	60.65 sq. m	[652 sq. ft.]
Total	442.21 sq. m	[4,759 sq. ft.]

ENERGY PERFORMANCE CERTIFICATE [EPC]

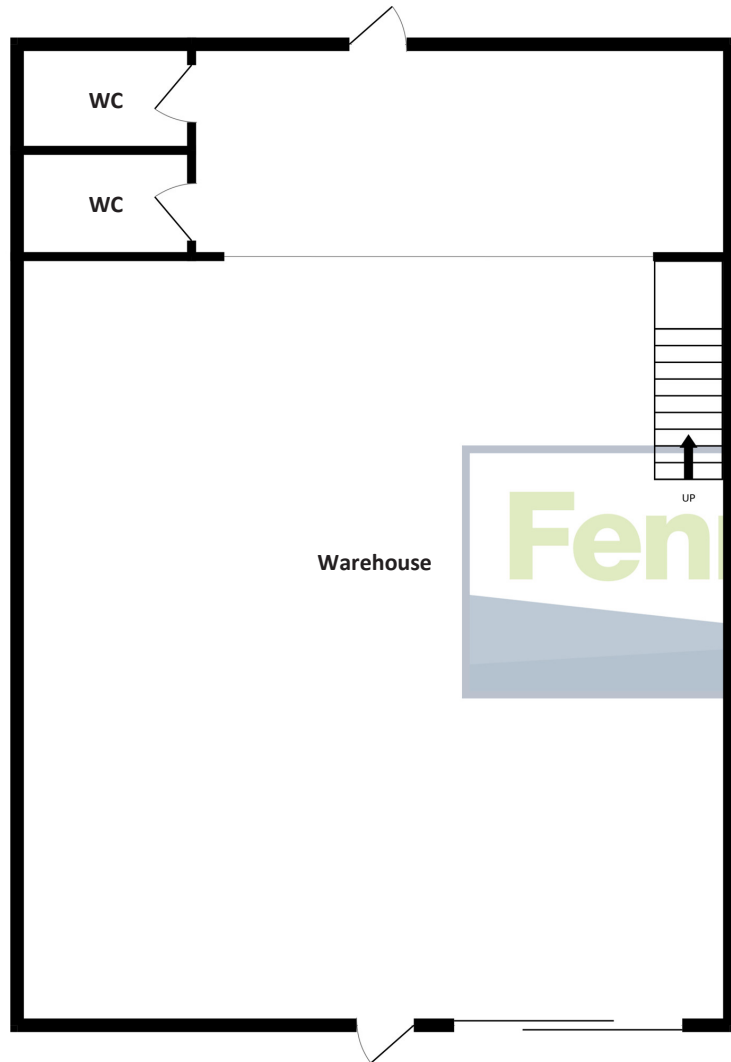
We have been advised the unit falls within Band B (47) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

BUSINESS RATES

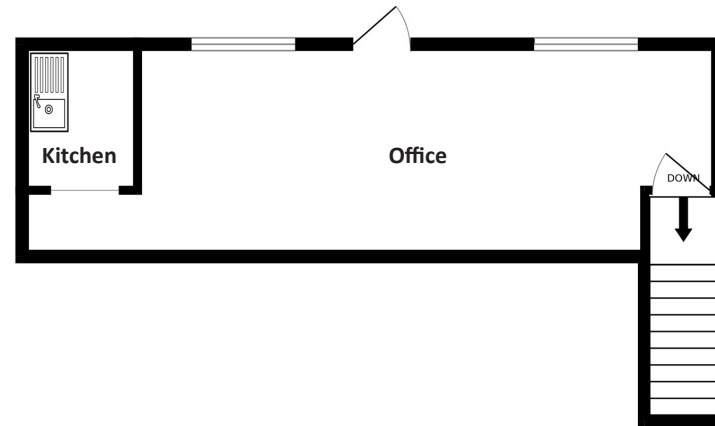
The property has a rateable value of £33,250 from the 1st April 2026. The rates payable are estimated to be in the region of £14,364 per annum (2026/27). We advise interested parties to speak to the local authority for further information.



GROUND FLOOR



1ST FLOOR



Warehouse



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.

SERVICE CHARGE

There is service charge which covers the buildings insurance, water supply and external maintenance. The service charge is £240 per month plus VAT. Please note the tenant is responsible for their own contents insurance.

TERMS

The property is available on a new internal repairing lease for a term of years to be agreed.

RENT

£46,200 Per Annum Exclusive.

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.

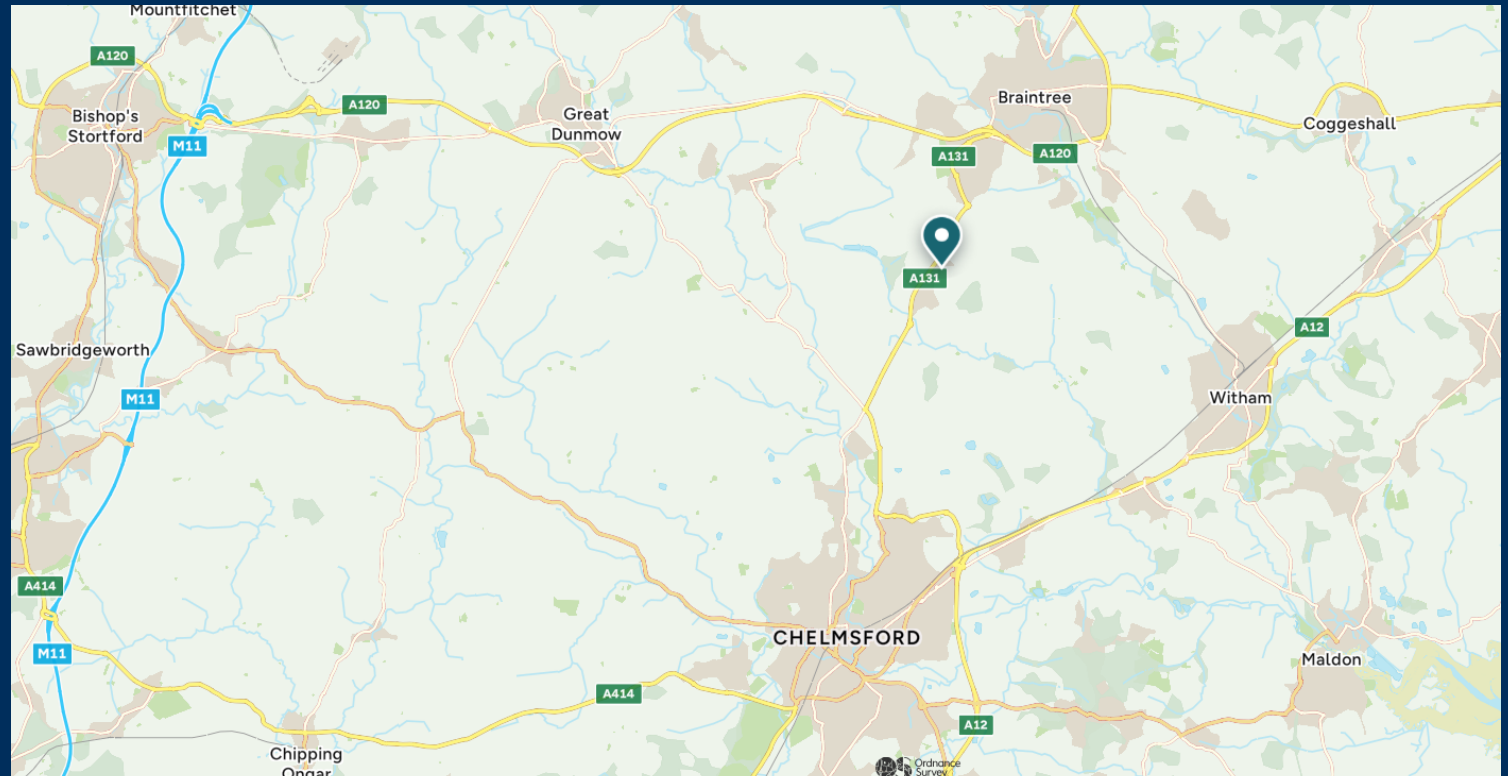


**VIEWINGS STRICTLY BY PRIOR APPOINTMENT
VIA SOLE LETTING AGENTS:**

**Fenn Wright
20 Duke Steet
Chelmsford
Essex
CM1 1HL**

Contact:

**James Wright
E: jw@fennwright.co.uk**



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Particulars created April 2026

