



Detached Warehouse | TO LET

4,687 sq ft | 435.42 sq m (approx.)

Workshop – 4 Bannisters Yard, Mayes Lane, Sandon, Chelmsford, Essex CM2 7RP

- CG Secure gated site
- CG Two level loading doors
- CG Excellent access to A12 Junction 18
- CG Dedicated loading and parking area

Coke Gearing

CHARTERED SURVEYORS

CokeGearing.co.uk

Location

Bannisters Yard is located on Mayes Lane, a short drive from junctions 17 and 18 of the A12, which are approximately 4 and 1½ miles to the west, with excellent communications to London, via the M25. The Sandon Park & Ride provides a direct bus services to Chelmsford Train Station within 11 minutes.

Description

The unit is set within a secure and gated site and has benefit of its own internal access road leading to the unit.

A detached unit of portal frame construction, the unit has the benefit of 2 x level loading doors opening onto the yard providing loading and parking, 4.6 m min eaves height and ancillary office and welfare facilities. There is also an additional area to the side of the unit which can be used for additional parking.

Accommodation

Area		Sq ft	Sq m
Bay 1	approx.	2,833	263.18
Bay 2	approx.	1,290	119.85
Office / welfare	approx.	564	52.40
Total	approx.	4,687	435.42

Terms

To be let on a new full repairing and insuring lease, for a term to be agreed.

Rent

£44,000 per annum



Business Rates

Interested parties are advised to make their own enquiries with the Local Rating Authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

Services

We understand that mains electricity and water are connected to the property. Foul drainage is serviced via a shared septic tank; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

Anti-Money Laundering

In accordance with the latest Anti Money Laundering legislation, the tenant will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

VAT chargeable at the current rate.

EPC

E – 118

Expires 31 October 2025

Viewing strictly by appointment via:

Daniel Harness

T: 01245 676938

M: 07887 058676

E: daniel@cokegearing.co.uk

Toby Pemberton

T: 01245 676938

M: 07949 530597

E: Toby@cokegearing.co.uk

Coke Gearing

CHARTERED SURVEYORS

CokeGearing.co.uk

Disclaimer: Coke Gearing Consulting for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. 2) Coke Gearing Consulting cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy. 3) Rents quoted in these particulars maybe subject to VAT addition. 4) Coke Gearing Consulting will not be liable in negligence or otherwise for any loss arising from the use of these particulars and 5) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to the fitness of such items for their requirements. 6) No employee of Coke Gearing Consulting has any authority to make or give any representation of warranty or enter into any contract whatever in relation to the property. Subject To Contract. Map data: Google Maps. May 2025

