

FOR SALE FREEHOLD

Industrial/Warehouse with Secure Yard - Licensed End of Life Vehicle (ELV) Waste Site

Drakes Lane Industrial Estate, Drakes Lane, Boreham, Chelmsford, Essex CM3 3BE

GUIDE PRICE

£1,400,000 (No VAT)

AVAILABLE AREA [GIA]

**17,834 sq ft on 0.58 Acre Site
[1,657.42 sq m]**

LOCATION

The property is situated on the established Drakes Lane industrial estate approximately 4.5 miles to the north east of Chelmsford City Centre. Drakes Lane provides direct access to Waltham Road which in turn provides easy access to Main Road (B1137) Boreham and the A131. The A12 dual carriageway can be accessed to the west via Junction 19 or to the east via Junction 20A/20B. The A12 connects to the M25 (Junction 28) to the south west and the International Ports of Harwich and Felixstowe to the north east. The new Beaulieu Park Train Station which provides frequent services to London Liverpool Street is less than 10 minutes away by car.

DESCRIPTION

The property comprises an industrial/warehouse building which is split between two workshops and a warehouse. The warehouse is currently fitted out with racking and an extensive mezzanine which is split over the first and second floors. The mezzanine and racking could be removed to provide a clear span warehouse with a minimum eaves height of approximately 5.00m rising to 7.50m at the apex. There are two loading doors to the warehouse (4.00m wide x 5.90m high and 5.50m wide x 4.75m high). At the front of the warehouse is a two storey office section which provides reception, offices, canteen, WC and welfare facilities. The two workshops have a roller shutter access door (Workshop 1 - 4.25m wide x 4.50m high and Workshop 2 - 3.90m wide x 4.75m high) and a minimum eaves height of approximately 3.00m.

The site has traded as a vehicle breakers for over 20 years and benefits from an End of Life Vehicle (ELV) license, de-pollution system, 1 x four post ramp, 3 x two post ramps, and compressor with air lines. All of this equipment can be removed if not required.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

Ground

Workshop 1	77.28 sq. m	[831 sq. ft.]
Workshop 2	158.20 sq. m	[1,700 sq. ft.]
Warehouse	687.00 sq. m	[7,394 sq. ft.]
Office/Reception/WC's	63.00 sq. m	[678 sq. ft.]

First

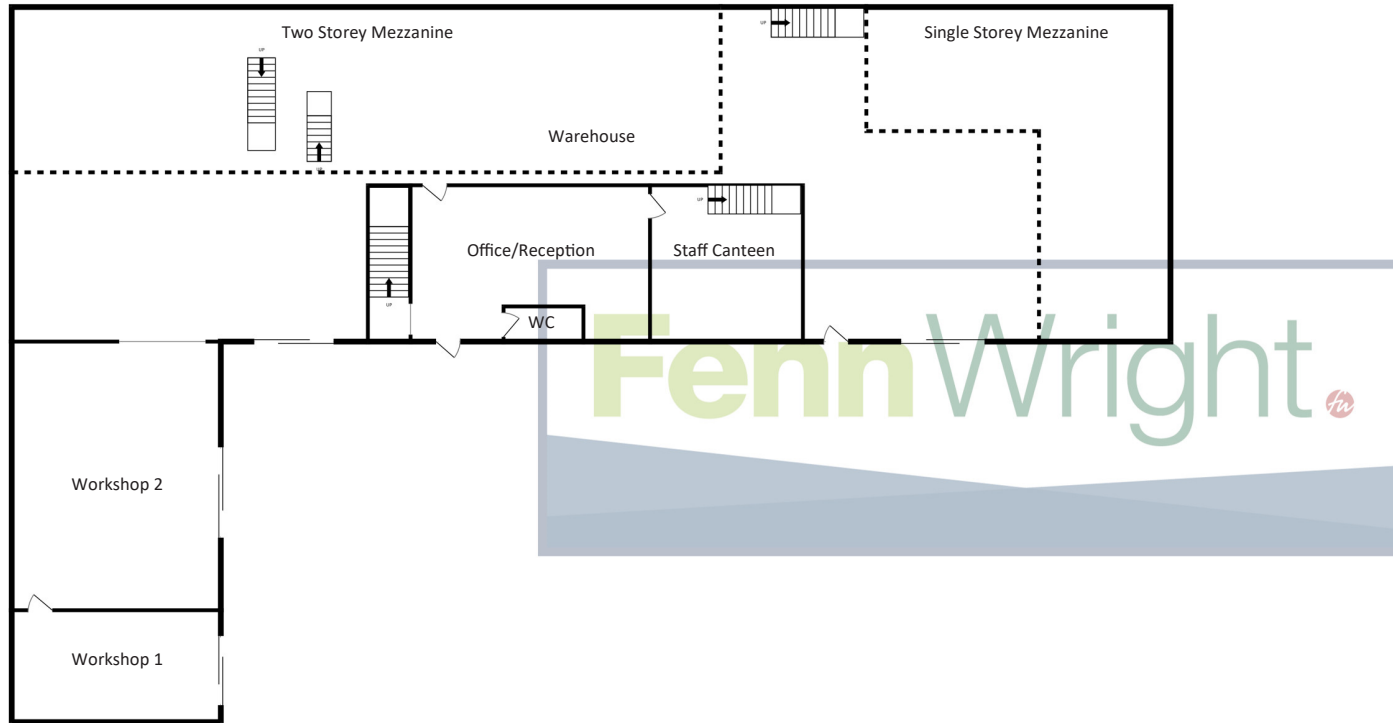
Mezzanine	372.69 sq. m	[4,011 sq. ft.]
Offices/WC's	63.00 sq. m	[678 sq. ft.]

Second Floor

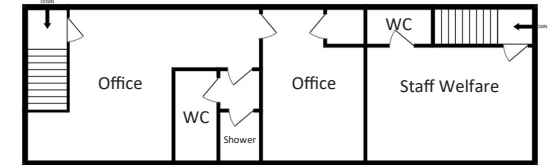
Mezzanine	236.25 sq. m	[2,542 sq. ft.]
» Total:	1,657.42 sq. m	[17,834 sq. ft.]



GROUND FLOOR



1ST 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.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the property falls within Band E (101) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

BUSINESS RATES

We are advised that the premises have a rateable value of £62,000. Therefore estimated annual rates payable of approximately £33,852 (2025/26). We advise interested parties to speak to the local authority for further information.

TITLE

The property is held freehold under Title EX600947.

TERMS

The property is offered for sale freehold with vacant possession.

GUIDE PRICE

£1,400,000. (One Million Four Hundred Thousand Pounds)

VAT

We understand VAT will not be applicable to the purchase price.

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.



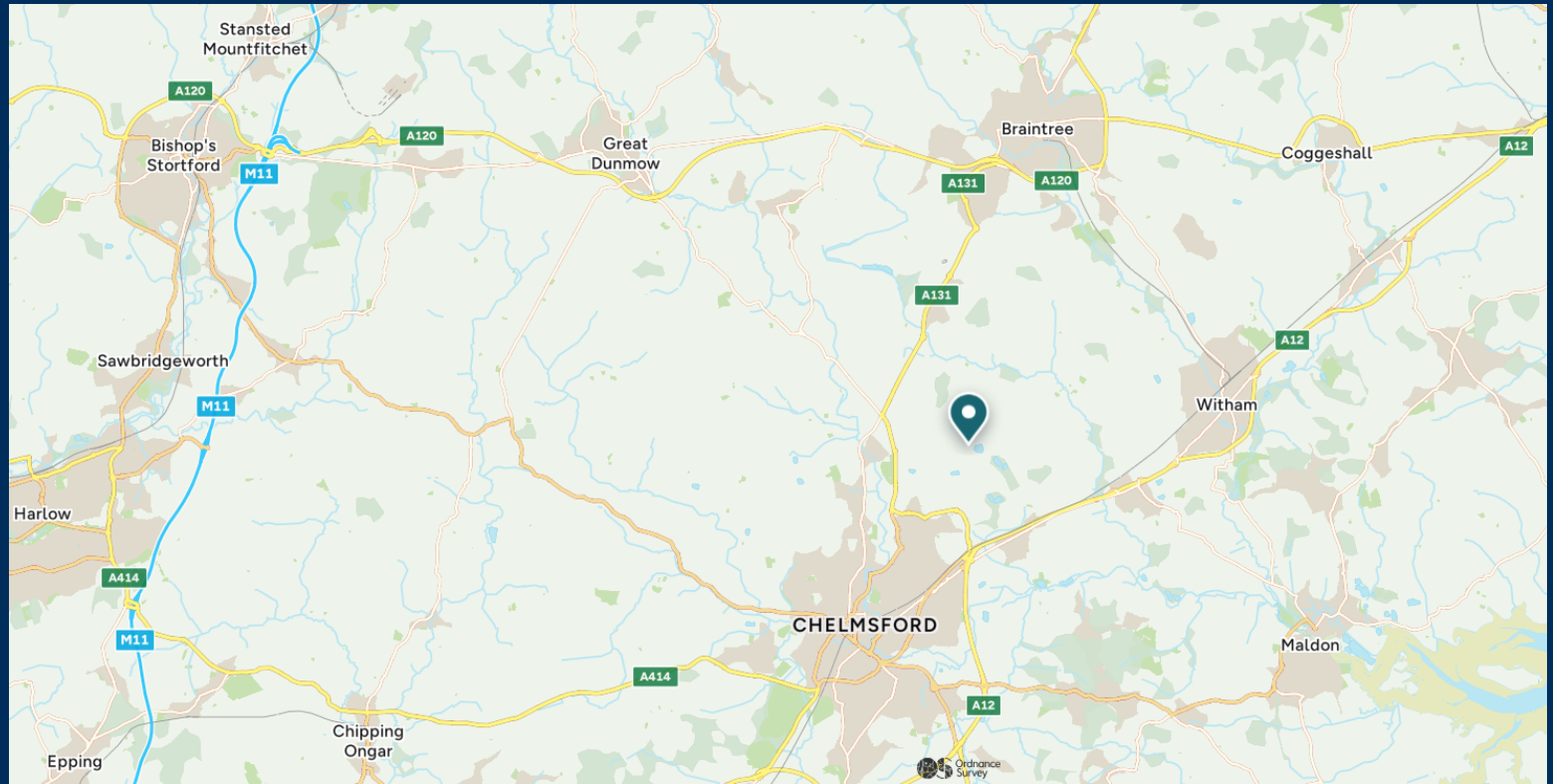
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Particulars created October 2025

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