Unit 4, Zone A, Chelmsford Road Industrial Estate,
Great Dunmow, Essex CM6 1HD

INDUSTRIAL TO LET

4,198 sq ft (390 sq m) AVAILABLE on 1st June 2020

- Currently **undergoing full refurbishment -** shell specification
- Secure yard and loading area
- Popular industrial estate
- Excellent access to A120 / Stansted Airport & M11 Junction 8

Coke Gearing consulting

Chartered Surveyors

www.cokegearing.co.uk

Unit 4, Zone A, Chelmsford Road Industrial Estate, Great Dunmow CM6 1HD

Location

The property is located on a popular and established industrial estate in Great Dunmow, Essex, less than a mile from the A120 which runs west to Stansted Airport and M11 Junction 8 (approx 8 miles) and east to Braintree and Colchester.

Description

A semi-detached industrial warehouse property of traditional construction, the ground floor providing sliding access door to a mainly open plan production warehouse/storage area with WC.

The unit benefits from a 100% first floor coverage accessed via either of two staircases providing what could potentially be open plan office accommodation or further production space.

Externally the property sits on a very generous plot providing circa 7,500 sq ft of yard area, which is secured from the front with palisade fencing.

Rent

£37,000 per annum exclusive.

Lease Terms

Available for occupation on a new fully repairing and insuring lease for a term to be agreed.

Accommodation

Gross internal measurements as follows:

Ground Floor	195 sq m	2,099 sq ft
First Floor	195 sq m	2,099 sq ft
TOTAL	**390 sq m**	**4,198 sq ft**

EPC - Rating – D - 84

Rateable Value

The property is entered into the 2017 Rating List with a rateable value of £18,250. Assuming a UBR of 49.3p, approximate rates payable would be £9,000 per annum.

Legal Costs

Each party to pay their own costs in this transaction.

Viewings

For further information please contact:

Contact: Adam Tindall MRICS
Office: 01279 758758
Mobile: 07776 211722
Email: adam@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. April 2014