

# Coke Gearing

consulting

Chartered Surveyors

Unit 7 Woodgates Farm,  
Woodgates End, Broxted,  
Dunmow, Essex CM6 2BN

OFFICE / E CLASS / STORAGE

- Prominent unit with roadside frontage
- Close to Stansted Airport
- 2 Allocated car parking spaces
- Rural location



**To Let**

[WWW.COKEGEARING.CO.UK](http://WWW.COKEGEARING.CO.UK)

# LOCATION

Situated in a rural location within a group of former agricultural buildings that have been converted for business use, the unit is surrounded by a number of small, independent going concerns.

Broxton lies approximately one mile to the north of Stansted Airport and is easily accessed from the M11 through the Airport terminal road, exiting at the Mole Hill Green roundabout. There is a village shop/Post Office nearby and an excellent public house. Bishop's Stortford is about six miles and Dunmow about five miles.

# DESCRIPTION

A self-contained office and storage accommodation with parking. The premises are converted agricultural barns, professionally converted to provide office and storage space and currently divided into a number of rooms with kitchen, reception, storage and cloakroom facilities. Unit 7 office has a part-vaulted ceiling and provides excellent office/workroom space at an economic rental. There are some period features.

The premises benefit from predominantly strip lighting, perimeter power points and broadband access; there is also air conditioning for added comfort. Mains water and electricity are connected. No gas.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Ground Floor Offices	1,454	135
<b>Total</b>	<b>1,454</b>	<b>135</b>

Floor areas stated are Net Internal Area (GIA) and are approximate. Interested parties should verify all measurements independently

# TERM

The premises are available by way of a new lease for a minimum term of 2 years.

# RENT

£17,500 per annum + VAT

# SERVICE CHARGE

None

# BUILDING INSURANCE

Paid by the Landlord and recharged back to the Tenant.

# BUSINESS RATES

Current rateable value for Unit 7: £8,200

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](http://www.gov.uk/find-business-rates)

# ENERGY PERFORMANCE

# CERTIFICATE (EPC)

Rating C: 58

# USE CLASS

We understand that the property has E Class and B8 Storage planning consent. All parties are obliged to collaborate

## LEGAL COSTS

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

## ANTI MONEY LAUNDERING

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



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Bishop's Stortford | 01279 758758

Chelmsford | 01245 676938

Colchester | 01206 932460



**CAROL PHILPOTT MRICS**

07300 861 388

01279 758 758

[carol@cokegearing.co.uk](mailto:carol@cokegearing.co.uk)



**FELICITY THOMAS BSc Hons**

07300 861 388

01279 758 758

[carol@cokegearing.co.uk](mailto:carol@cokegearing.co.uk)

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Details prepared on 30/04/26