



TO LET

Storage Unit with Parking

**Radley Green Farm, Radley Green, Ingatestone,
Essex CM4 0LU**

QUOTING RENT

£13,200 Per Annum Exclusive

AVAILABLE AREA [GIA]

1,360 sq. ft
[126.39 sq. m]

LOCATION

The property is situated on Radley Green Farm within the village of Radley Green. Radley Green Farm is located half a mile from the A414 which provides direct access to Chelmsford to the east and Ongar, Harlow and the M11 to the West.

DESCRIPTION

The property is located within a private gated development comprising office and storage accommodation. Unit 12a comprises an end of terrace warehouse which benefits from a roller shutter access door, communal WC facilities, kitchenette and allocated parking.

ACCOMMODATION

[Approximate Gross Internal Floor Area]
126.39 sq. m [1,360 sq. ft.]

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the property falls within Band D (85) 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 £8,700 . We understand the property may be exempt from business rates for some occupiers subject to individual circumstances. We advise interested parties to check with the Valuation Office.

SERVICE CHARGE

We are advised by our client there is a service charge provision within the lease. The service charge for the current financial year is approximately £1,062.52 + VAT.

BUILDINGS INSURANCE

The landlord insures the building and recharges the premium to the tenant. The annual insurance is approximately £475.

TERMS

The property is available on a new lease for a term to be agreed.

RENT

£13,200 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 tenants identify prior to the instruction of solicitors



SERVICES

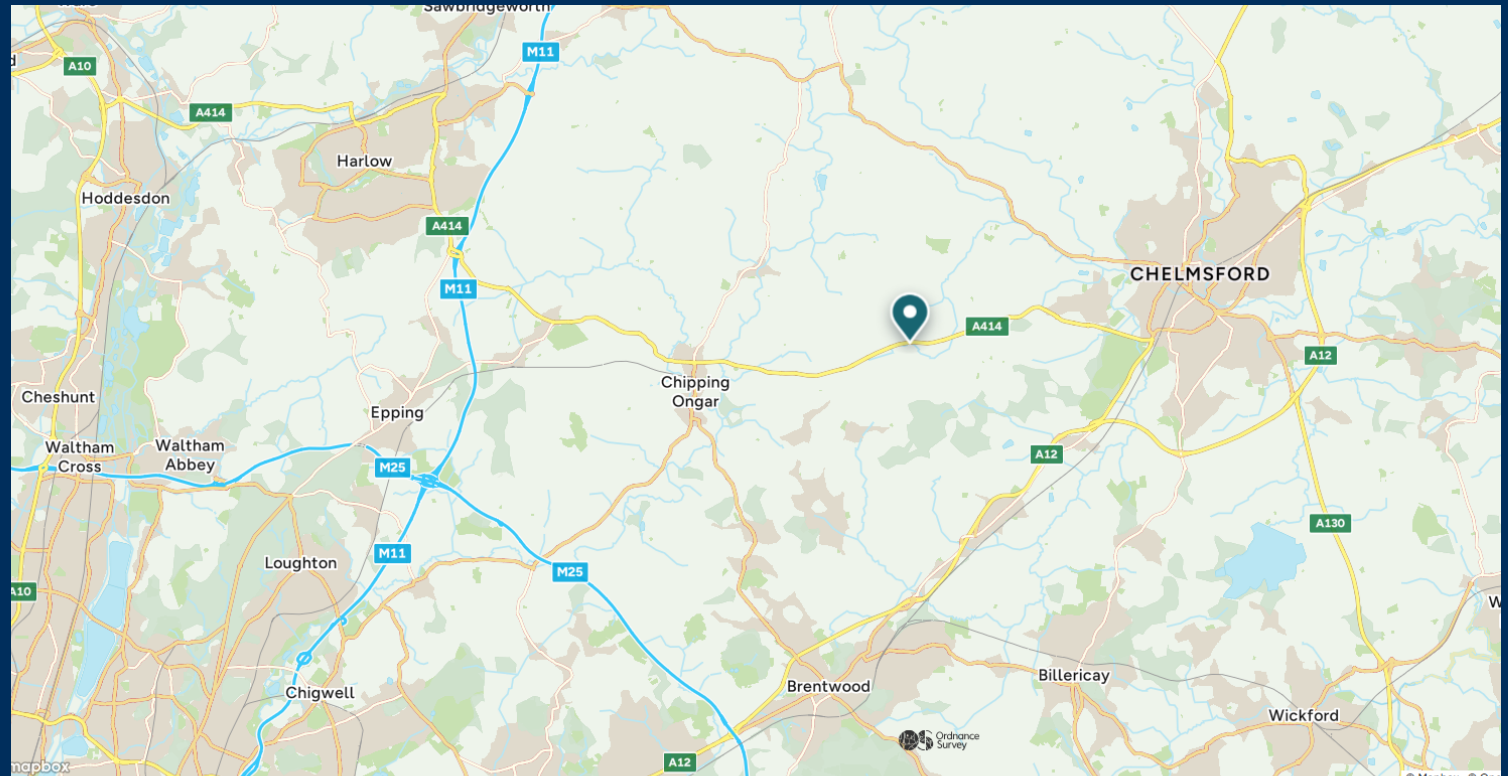
We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

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 September 2025

