







**Storage Unit | TO LET      771 sq ft      72 sq m |**

**Unit 8A, Ongar Road Trading Estate, Ongar Road, Dunmow, Essex CM6 1EU**

-  Established industrial estate
-  3 phase power supply
-  Recently refurbished
-  Dedicated parking

**Coke Gearing**

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## Location

Ongar Road Trading Estate is situated in Dunmow which has excellent road/transport links to the A120 and is under 8 miles from Stansted Airport, with Stansted Express services to central London and surrounding areas.

The Estate is located close to growing neighbouring towns such as Bishop's Stortford and Braintree with busy high streets offering a vast range of amenities

## Description

Unit 8A is a ground floor unit with a first-floor mezzanine which provides extra space for storage or office space.

The unit has been redecorated with new carpets, a dedicated kitchenette and WC, along with estate parking.

## Rent

£13,000 per annum

## Accommodation

**Total** **771 sq ft / 72 sq m**

## VAT

VAT chargeable at the current rate.





## Business Rates

The property has a rateable value of £6,100. We advise all interested parties to make their own enquiries with the Local Authority in relation to rates payable.

## Services

We understand that mains electricity, water and drainage are connected to the property.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## Terms

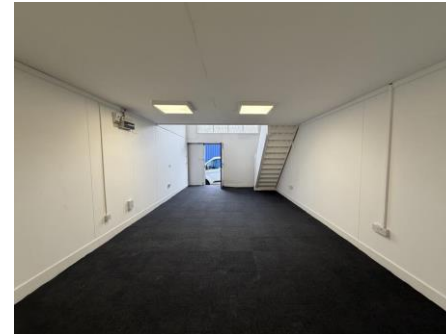
The property is available by way of a fully repairing and insuring lease on terms to be agreed.

## Service Charge

The Tenant will be responsible for paying a fair proportion of the Estate service charge, current premium is £616.20 per annum.

## Insurance

The Tenant will be responsible for reimbursing the Landlord for the buildings insurance, current premium is £202.18 per annum.



## Viewings

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