



OFFICES ON ESTABLISHED BUSINESS PARK

1,292 SQ FT (120.03 SQM) APPROX

FOR SALE/TO LET

- Close To A120
- 5 Parking Spaces
- Part Air-Conditioned
- Immediately Available

VIEWING Strictly by Appointment
Tel: 01279 755900

13 Oak Industrial Estate
Great Dunmow
Essex
CM6 1XN

Mullucks
PART OF HUNTERS

E: mullucks@mullucks.co.uk

The Guild House
Water Lane
Bishop's Stortford
Herts. CM23 2JZ

DISTANCES (All distances approximate)

M11 (J8)	15 km	9.4 miles
Stansted Airport	14 km	8.5 miles
Chelmsford	21 km	13 miles
Bishops Stortford	19 km	12 miles
Rail - Stansted		

DESCRIPTION

Oak Industrial Park is a popular estate providing a mixture of showroom office and industrial units.

Unit 13 is located to the rear of the estate, occupying a prominent position facing the estate road.

Originally built as an industrial unit, the property has been converted to provide 100% offices over two floors. Whilst the loading door remains, a glazed entrance has been positioned behind this to create a reception/office.

Ground Floor	55.10 Sqm	593 Sq Ft
	comprising three offices, separate male & female wc's, and kitchenette	
First Floor	64.98 Sqm	699 Sq Ft
	comprising four offices (2 air-conditioned)	

FEATURES

- Close To A120
- 5 Parking Spaces
- Part Air-Conditioned
- Immediately Available
- Gas Heating

TERMS

The property is available by way of a new full repairing and insuring lease for a minimum of 5 years at a commencing rent of £18,000 per annum.

Alternatively the property is available for sale freehold - Offers in the region of £240,000.

BUSINESS RATES

We understand that the property has a Rateable Value of £11,250.

Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of Uttlesford District Council to verify the Business Rates payable.

LEGAL COSTS

Each party is to bear their own legal fees incurred in the transaction.

VAT

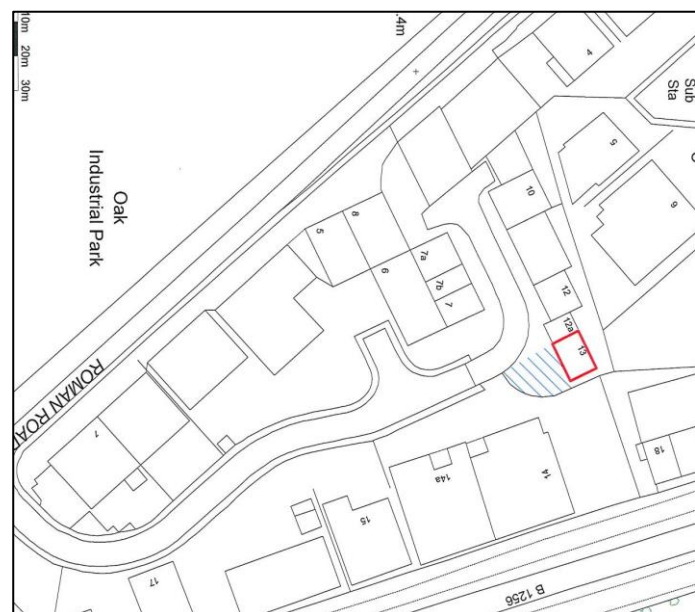
Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is not charged on sums due.

MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. Further information upon request.

CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>



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Mullucks have offices in Bishop's Stortford, Saffron Walden and Epping covering a wide area of Essex, Hertfordshire and the Cambs/Suffolk borders.

Important Notice: All descriptions, dimensions, reference to condition and necessary permissions for use, occupation and other details are given without responsibility and any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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