



Unit 12

Chelmsford Road Industrial Estate, Dunmow, CM6 1XG

Industrial/warehouse unit

2,070 sq ft
(192.31 sq m)

- Rare small freehold in sought after location
- 1 parking space plus ability to park in front of loading door
- WC facilities
- Extensive first floor mezzanine providing further studio/storage/office space

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Summary

Available Size	2,070 sq ft
Price	£280,000
Business Rates	According to The Valuation Office Agency website www.vca.gov.uk the Rateable Value is £11,250. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises an end of terrace industrial/warehouse unit of steel frame construction with a pitched steel-clad roof. The elevations are made up of part facing brickwork and steel cladding. There is a pedestrian door and roller shutter on the front elevation providing access and loading. The property was previously used as a cafe and part of this fit out remains. There is a ground floor WC and further connections for another WC.

At first floor level is a large office/studio space which could be used for a variety of uses including storage. The space benefits from air conditioning (un-tested), lighting and a wooden/laminate floor.

Location

The property is located in Great Dunmow just two minutes drive from the A120 linking Stansted Airport and the M11 Junction 8 to the west and Braintree to the east.

Nearby occupiers include Travis Perkins, Mercer Hughes Vets and Taylors Service Centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - industrial	1,035	96.15
1st - office	1,035	96.15
Total	2,070	192.30

Terms

The property is available freehold with vacant possession.



Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

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