

Unit 1, Old Mead Road, Elsenham, Essex CM22 6JL

# INDUSTRIAL UNIT FOR SALE

68,570 sq ft 6,370.51 sq m

**Coke Gearing**  
consulting  
Chartered Surveyors



- Rare freehold opportunity – only £105 per sq ft
- 3.5 miles (7 minutes) to Stansted Airport
- Excellent location for Junction 8 of the M11
- Site area of approximately 2.91 acres



## Location

Located on Old Mead Road in the village of Elsenham in Essex, the property is situated opposite Elsenham railway station and located only 3.5 miles from the A120 and 5.5 miles from M11 Junction 8 and thereafter the wider motorway network. The site is approximately 21 miles from Junction 27 of the M25 and a 7-minute drive from Stansted Airport, which provides a European hub for air travel and also a mainline station which offers regular rail services to London Liverpool Street and Cambridge.

## Description

On offer is a substantial warehouse/industrial facility built over two periods. The front part of the property is estimated to be circa 1940s built, being of steel frame construction under a triple pitched roof with metal roof trusses, providing a minimum eaves height of 4.75 m with a ridge height of 8.3 m. The roofing material is asbestos cement as are the majority of the side elevational clad panels. The remainder of the elevation is brickwork to approximately 3 m. This area benefits from 3 x level door openings. There is gas and a three-phase power supply. To the side of the property is a single-storey brick-built extension offering office accommodation. To the front is a good-sized concrete yard area.

Attached to the 1940s built warehouse site is a more modern warehouse facility constructed circa 1995. This is of steel frame construction with profile sheet cladding, both on the roof and elevations. Side loading doors consist of 3 x level access roller shutter doors and 1 x dock level loading door under a recessed canopy. The internal space has strip lighting and electric heating and is currently fitted with full mezzanine flooring, although we understand the Tenant is removing this upon exit: these have not been included in the measured areas. Externally is a good sized full concreted yard area.

## Terms

The property will be available with vacant possession on **30 September 2024**.

(Note: The existing Tenant will exit on 30 September 2024: there is an ongoing dilapidations claim with the current Tenant. Please speak to the agent for further details.)

## Price

Freehold available at **£7,250,000** plus VAT if applicable.



## Accommodation

### 1940s area

Ground floor warehouse area	2,548.82 sq m	27,435 sq ft
Ground floor office accommodation	39.69 sq m	427 sq ft
<b>Sub Total</b>	<b>2,588.51 sq m</b>	<b>27,862 sq ft</b>

### 1995 area

Ground floor warehouse area	3,700.82 sq m	39,835 sq ft
Ground floor dock level recessed canopy	81.18 sq m	873 sq ft
<b>Sub Total</b>	<b>3,782.00 sq m</b>	<b>40,708 sq ft</b>

**FOOTPRINT TOTAL**                      **6,370.51 sq m**    **68,570 sq ft**

**Sitting on a site of 2.91 acres.**

### **EPC**

The property is listed as having an EPC energy rating of E – 124. The certificate is valid until 25 September 2033.

### **Business Rates**

The property is listed as two parts as it is currently sub-divided, the first part with a rateable value of £83,500, the second area with a rateable value of £122,000.

### **Services**

We understand that mains electricity, gas, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

### **Service Charge**

There is no service charge as the unit is self-contained.

### **Legal Costs**

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



Viewing available via sole agents, Coke Gearing Consulting:

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