

Unit 3a, Ongar Road Trading Estate, Ongar Road,  
Dunmow, Essex CM6 1EU

# RETAIL UNIT **TO LET**

784 sq ft

72.83 sq m



- Estate parking available
- Excellent road links to the A120
- First Floor office/storage area

**Coke Gearing**  
consulting

Chartered Surveyors

[www.cokegearing.co.uk](http://www.cokegearing.co.uk)

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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 the Stansted Express services to central London and surrounding areas.

It 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 3a is a ground floor open plan retail area along with a first-floor office/storage space. This unit can be used for a variety of different uses and benefits from a small outside fenced area.

## Terms

The property is available on a new effective full repairing and insuring lease on terms to be agreed.

## Rent

£12,500 per annum

## VAT

All figures quoted are subject to VAT at the prevailing rate, if applicable.

## Business Rates

Current rateable value (1 April 2023 to present): £4,800

NOTE: Small businesses may qualify for small business rate relief. Please contact the Local Authority for further information.

## Service Charge

The current premium is £49.32 per month.

Please note: Service charge runs until September and is subject to annual change from the Landlord if necessary.

## Buildings Insurance

The current Buildings Insurance premium is £94.88 per annum.



## Viewings

For further information please contact:

**Henry Warburton**

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