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

OFFICE TO LET

1,014 sq ft

94.20 sq m



- Estate parking available
- Excellent road links to the A120
- Kitchenette and WC



Unit 8E, Ongar Road Trading Estate, Dunmow, CM6 1EU

OFFICE TO LET





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.

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 8E is a first-floor office space, with desks available and a dedicated kitchenette and a WC. The unit benefits from estate parking and is available to move into immediately.

Terms

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

Rent

£9,600 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): £11,000

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

Service Charge

Current service charge is £801.48 per annum

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

Buildings Insurance

Current Buildings Insurance premium is £122.71 per annum.



Viewings

For further information please contact:

Henry Warburton Mobile: 07957 483057

Email: Henry@cokegearing.co.uk

Disclaimer: Coke Gearing Consulting for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. 2) Coke Gearing Consulting cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy. 3) Rents quoted in these particulars maybe subject to VAT addition. 4) Coke Gearing Consulting will not be liable in negligence or otherwise for any loss arising from the use of these particulars and 5) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not explain the stated as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasery tenants should satisfy themselves as to the fitness of such items for their requirements. 6) No employee of Coke Gearing Consulting has any authority to make or give any representation of warranty or enter into any contract whatever in relation to the property. April 2014