

# Units 11 & 12, Seven Acres Business Park, Parsonage Road, Takeley, Essex CM22 6PU

## LAST REMAINING INDUSTRIAL UNITS **FOR SALE**

Size: 5,572 sq ft / 517.65 sq m



- Attractive business park with generous parking
- EV charging points
- Three phase power supply
- Adjacent to Stansted Airport
- 2 miles to Junction 8 M11
- Option to BUY as 2,786 sq ft units or as combined



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

# Units 11 & 12, Seven Acres Business Park, Parsonage Road, Takeley, Essex CM22 6PU Size: 5,572 sq ft 517.65 sq m



## Location

Only a few minutes' drive from Stansted Airport which, in turn, provides easy access to and from the M11 with further links to the M25 and A120. The units are situated within the existing Weston Homes office park which is within walking distance of the village of Takeley. Takeley provides local amenities such as a convenience store, post office, takeaway and a pub as well as local bus services. Bishop's Stortford is only five miles away and is an expanding market town; situated on the strategically important M11 corridor, it is the closest town to London Stansted Airport. The Airport itself provides an excellent transport hub across the UK and Europe.

## Description

The units are constructed to shell via a steel portal frame with an automatic full height roller shutter access door. Each unit features three phase power supply, EV charging points and 7m min eaves height.

These units have the benefit of planning consent for a variety of uses within Use Class E. Other uses may be considered subject to obtaining the necessary consents and planning permissions from the Local Authority.

Each unit has 6 parking spaces so 12 spaces in total.

**Please note: There is the option to either BUY the whole premises or split.**

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 may be subject to VAT in 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 constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ 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. SUBJECT TO CONTRACT. July 2020

## Legal Costs

Each party to bear their own costs in this transaction.

## Purchase Price

£696,500 each or £1,393,000 combined, plus VAT.

## Service Charge

Please contact agent for further details.

## VAT

VAT is applicable at the standard rate.

## Business Rates

Contact the Agent for further details.

**For further information please contact:**

**Adam Tindall/Henry Warburton**

**Office: 01279 758758**

**Mobile: 07776 211722/07957 483057**

**Email: [Adam@cokegearing.co.uk](mailto:Adam@cokegearing.co.uk)**

**[Henry@cokegearing.co.uk](mailto:Henry@cokegearing.co.uk)**