



LIGHT INDUSTRIAL UNIT

762 SQ FT (70.79 SQM) APPROX

TO LET

Unit 18
Gold Enterprise Zone
Jenkins Drive
Elsenham
Essex
CM22 6JX

- 3m x 3m Loading Door
- 3.7m To Eaves Height
- 3 Phase Power Available
- Concrete Floor
- Forecourt Loading/Parking
- Rateable Value £6,900
- VAT is not charged
- EPC Rating C

**RENT £9,500 per annum
exclusive**

DESCRIPTION

Unit 18, Gold Enterprise Zone is an end of terrace unit providing clear span industrial/storage space with 3m up and over loading door, separate personnel entrance and single wc.

The forecourt provides loading access with 1 car parking space.

The unit has three phase power available, concrete floor and approximately 3.7m to eaves height.

TERMS

The property is available by way of a new full repairing and insuring lease for a minimum term of 3 years.

The letting is to be outside the security of tenure provisions of the Landlord and Tenant Act.

A deposit will be required to be held for the duration of the term. Further details available upon request.

SERVICE CHARGE

A service charge is levied towards the costs of estate management and maintenance of the estate roads - currently £1,765 per annum.

Building's Insurance is charged separately - currently £280 per annum.

BUSINESS RATES

We understand that the property has a Rateable Value of £6,900.

Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of Uttlesford District Council - 01799 510510 to verify the Business Rates payable.

LEGAL COSTS

The tenant is to make a contribution of £500 + VAT (£600) towards the landlord's legal fees. This sum is to be deposited with solicitors prior to legal documentation being issued.

AGENTS NOTE

Highways width restrictions apply to the access road of 2m (New Road, Elsenham).

Motor trade uses will not be considered.

External storage is not permitted.

REFERENCES

Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.

VAT

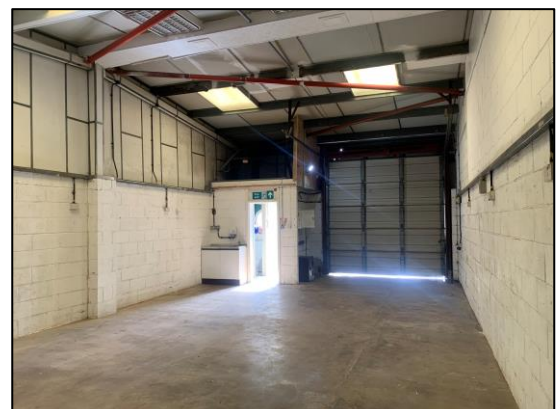
Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is **not charged** on sums due.

MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. Further information upon request.

CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>



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