



PHOTO TO BE UPDATED

## LIGHT INDUSTRIAL UNIT

752 SQ FT (69.86 SQM) APPROX

# TO LET

22 Gold Enterprise Zone  
Jenkins Lane  
Elsenham  
CM22 6JX

- 3 Phase Power
- 3m x 3m Loading Door
- 3.7m To Eaves
- 1 Forecourt Parking Space
- Rateable Value £6,500
- VAT is not charged
- EPC Rating - C

**RENT £9,400 per annum  
exclusive**

## DESCRIPTION

22 Gold Enterprise Zone is a mid-terrace unit with forecourt parking and loading. The unit has 3 phase power available, 3.7m to eaves and 3m up and over loading door.

The unit has a separate personnel door, tea station and single wc.

Unit 22 11.97m x 5.84m

## TERMS

The property is available by way of a 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 upkeep of common estate areas including estate road maintenance and building decoration - approximately £1,400 per annum.

Buildings insurance is separately charged – currently £607 per annum.

## BUSINESS RATES

We understand that the property has a Rateable Value of £6,500.

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.

## 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/>

## Planning:

The units at Gold Enterprise Zone have a light industrial planning use. Other uses will be subject to gaining the appropriate planning consent.

The planning restricts the use of machinery to:

8am – 6pm Monday – Friday

8am – 1pm Saturday

Sundays & Bank Holidays prohibited.

Further information upon request.

Outside storage is prohibited.

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