



Light Industrial Unit TO LET

4,424 SQ FT (410.99 SQM) APPROX

Unit 9, Chelmsford Road Industrial Estate, Great Dunmow, Essex, CM6 1XG

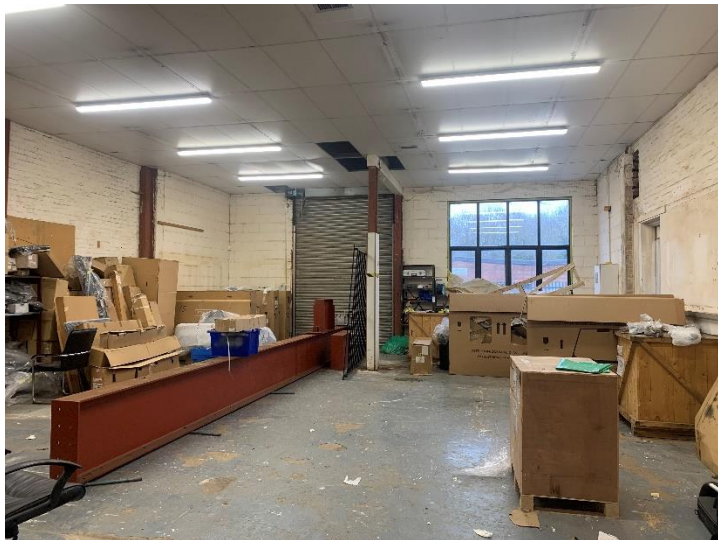
Chelmsford Road Industrial Estate is a well established business location with units of varying sizes, and well located for access to the A120 and wider road network.

Unit 9 is situated in a shared yard. The unit is divided into two bays, each with a loading door (3.6m high), concrete floor and 3 phase power. Staff facilities are located to one end of the building.

The offices to the front are separately let, as is part of the yard.

- 3.8m min Eaves Height
- 3.7m h x 2.46m wide Loading Door
- 3 Phase Power
- Good Natural Light
- Forecourt Parking & Loading
- Staff Facilities
- Rateable Value - £41,500
- VAT is charged
- EPC Rating F

RENT £44,000 per annum exclusive



Bay 1	14.14m x 9.15m	1393 sq ft
Bay 2	24.87m (max) x 10.92m (max)	2711 sq ft
	Staffroom/wc	320 sq ft

The Bays are linked internally by a personnel door and 1.5m wide door. Parking is positioned to the front and side of Bay 1 to ensure other users of the site have clear access.

TERMS

Available to let on a new three year lease, subject to a mutual option to break after 18 months.

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 buildings maintenance, water rates, estate management and common area upkeep. Buildings insurance is charged separately.

Utilities: The Building has a single power supply and occupiers are charged via a check meter.

BUSINESS RATES

We understand that the property has a Rateable Value of £41,500.

Business Rates are shared with other occupiers of the premises.

LEGAL COSTS

Each party is to bear their own legal fees incurred in the transaction.

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 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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