



## LIGHT INDUSTRIAL UNIT

**UNDER OFFER**

1,767 SQ FT (164.15 SQM) APPROX

10 Gold Enterprise Zone, Elsenham, Bishops Stortford, Hertfordshire, CM22 6JX

Unit 10 is end of terrace and offers ground floor workshop/offices with an area of mezzanine over. The forecourt provides loading and 1 parking space.

Ground Floor 1,215 Sqm  
Mezzanine 552 Sqm

Gold Enterprise Zone is a modern estate of small industrial units arranged in four facing terraces.

- 3.7m To Eaves (1.9m minimum)
- 3 Phase Power Available
- 3m x 3m Loading Door
- 1 Forecourt Parking Space
- Rateable Value - £10,000
- VAT is not charged
- EPC Rating - C

RENT £16,000 per annum exclusive

## TERMS

The property is available by way of an internal 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 rent deposit is to be held for the duration of the term. Further details upon request.

## SERVICE CHARGE

A service charge is levied towards external decoration, estate management and common area upkeep. The service charge for the year 2024 is approximately £2,280.

Buildings Insurance is charge separately, currently £920 per annum.

## BUSINESS RATES

We understand the property has a Rateable Value of £10,000. 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.

### 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.

## 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.

All descriptions, dimensions, references to condition and necessary permissions for use, occupation and other details contained herein are for general guidance only and prospective purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Mullucks employees or representatives do not have any authority to make or give any representation or warranty or enter into any contract in relation to the property.

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## VAT

Unless otherwise stated, all figures 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/>

