



## LIGHT INDUSTRIAL/WAREHOUSE UNIT TO LET

2,485 SQ FT (230.86 SQM) APPROX

1 Station Road Industrial Estate, Great Dunmow, Essex, CM6 1XD

A detached industrial unit providing clear span space with reception, small office, partitioned tea room and wc's.

Station Road Industrial Estate comprises 8 industrial units and a former office building, now occupied by Domino's Pizza. Other users on the Estate include service/MOT station, ironing parlour, pattern makers, rug manufacture, and engineering.

Unit 1 17.52m x 13.18m

- Clear Span
- 3.6m To Eaves
- 5.2m To Ridge
- 3m x 3m Loading Door
- 3 Phase Power Available
- Gas Not Connected
- Rateable Value £18,000
- VAT is not charged
- EPC - C

RENT £24,850 per annum exclusive

**Mullucks**

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To the front there is forecourt loading and parking for 3-4 cars, with a further parking area to the side.

### TERMS

The property is available to let on 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 estate management and common area upkeep. The service charge for the year 2024 is approximately £2,700.

Buildings Insurance is charged separately, currently £860 per annum.

### BUSINESS RATES

We understand that the property has a Rateable Value of £18,000.

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

Outside storage is not permitted.

Vehicle maintenance uses will not be permitted.

The unit has recently been used for warehouse/distribution and therefore planning change of use may be required for any other use.

### 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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