

# DANIEL BREWER

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HIGH STREET, DUNMOW

£35,000 PER ANNUM

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## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

- Available September 2025
- Office Space over Two Floors
- A Mix of Seven Private and Open Planned Office Suites
- Kitchen and Kitchenette
- License Agreement
- Viewing Highly Recommended
- 3,067 Sq Ft
- Security Accessed Parking For multiple Vehicles
- Three Separate W.C's
- Good Access to the A120 & M11, Nearby Train Stations and Stansted Airport

**\*\*AVAILABLE SEPTEMBER 2025\*\***

Daniel Brewer are pleased to offer this beautifully presented commercial office space set over two floors located on the High Street of the popular town of Great Dunmow. The total office space is approx. 3067sq ft. The property boasts a private entrance, a mix of seven individual and open planned office suites, a kitchen and a kitchenette, three separate WC's and security accessed parking for multiple vehicles. This location provides good access to the A120 and M11, as well as nearby train stations and Stansted Airport. A viewing is highly recommended.

#### **Ground Floor Overview**

Ground floor including entrance hall, office suites including private office suite, open planned office area or meeting room with additional space, kitchen and W.C.

#### **First Floor Overview**

First floor including a mix of five private and open planned office suites, kitchenette and two separate W.C's.

#### **Current Commercial Usage**

Currently A1 usage.

#### **Size**

Approx 3,067 sq ft

#### **Car Park**

The property benefits from security accessed parking and for multiple vehicles.

#### **Rates**

Any interested parties are advised to make their own enquiries to the Uttlesford District Council on 01799 510 510.

#### **Legal Fees**

Responsibility of the incoming tenant for their own fees.

#### **Deposit**

Three months of the lease value to be taken as a deposit.

#### **Term & Rent Payment**

Lease agreement for 9 years. Rent is payable quarterly in advance.

#### **Additional Charges**

No additional charges.

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