Derrick Wade Waters

4 Oak Industrial Park, Chelmsford Road, Great Dunmow, CM6 1XN

Industrial/Logistics To Let / For Sale | £82,000 per annum / Offers in excess of £1,000,000 | 8,142 sq ft

Industrial / Warehouse plus mezzanine (if required)

www.dww.co.uk

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Summary

- Rent: £82,000 per annum
- Price: Offers in excess of £1,000,000
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £43,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: n/a
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: E

Further information

- View details on our website

Contact & Viewings

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Description

The Property comprises a detached industrial/warehouse unit formed of 3 bays under a pitched and insulated steel-clad roof incorporating translucent roof lights. The bays are generally interconnecting at first and ground floor. The left hand bay provides ground floor production/storage space with office and staff welfare facilities above. The middle bay provides storage/production space and also benefits from a mezzanine floor. The far right bay, which is set back from the rest of the property, provides ground floor storage/production space and benefits from a mezzanine floor. This bay benefits from a set of double doors for access/loading.
Externally there is a deep forecourt providing excellent parking and loading provisions.

Location

The Property is located in Great Dunmow just two minutes drive from the A120 linking Stansted Airport and the M11 junction 8 to the west and Braintree to the east.
Nearby occupiers include Wash Tec, George Browns, Art House International and Travis Perkins.

Accommodation

Name	sq ft	sq m
Ground	5,963	553.98
1st	2,179	202.44
Mezzanine	2,380	221.11
Total	**10,522**	**977.53**

Terms

The Property is available to let on a new fully repairing and insuring lease for a term of years to be agreed. Alternatively, a sale of the freehold interest may be considered.

Key Points

- Detached unit
- Eaves height of c.5.1m rising to c.7.0m at the ridge
- First floor office and amenity space
- Generous forecourt providing loading and parking

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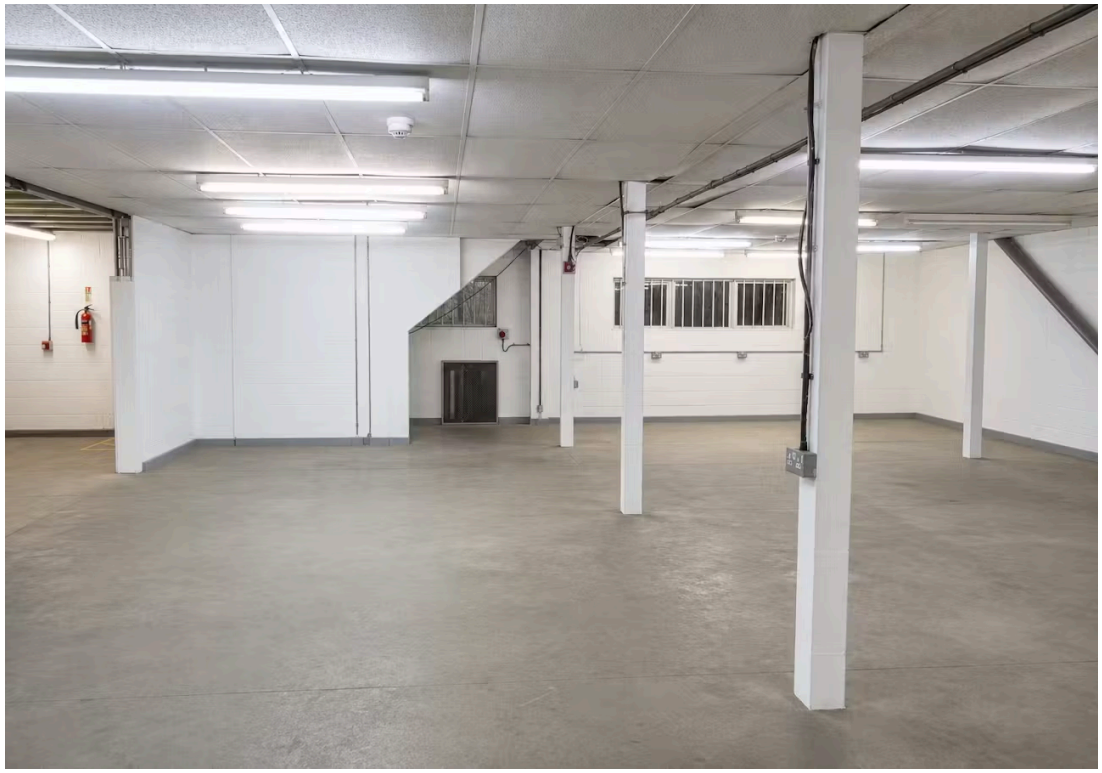

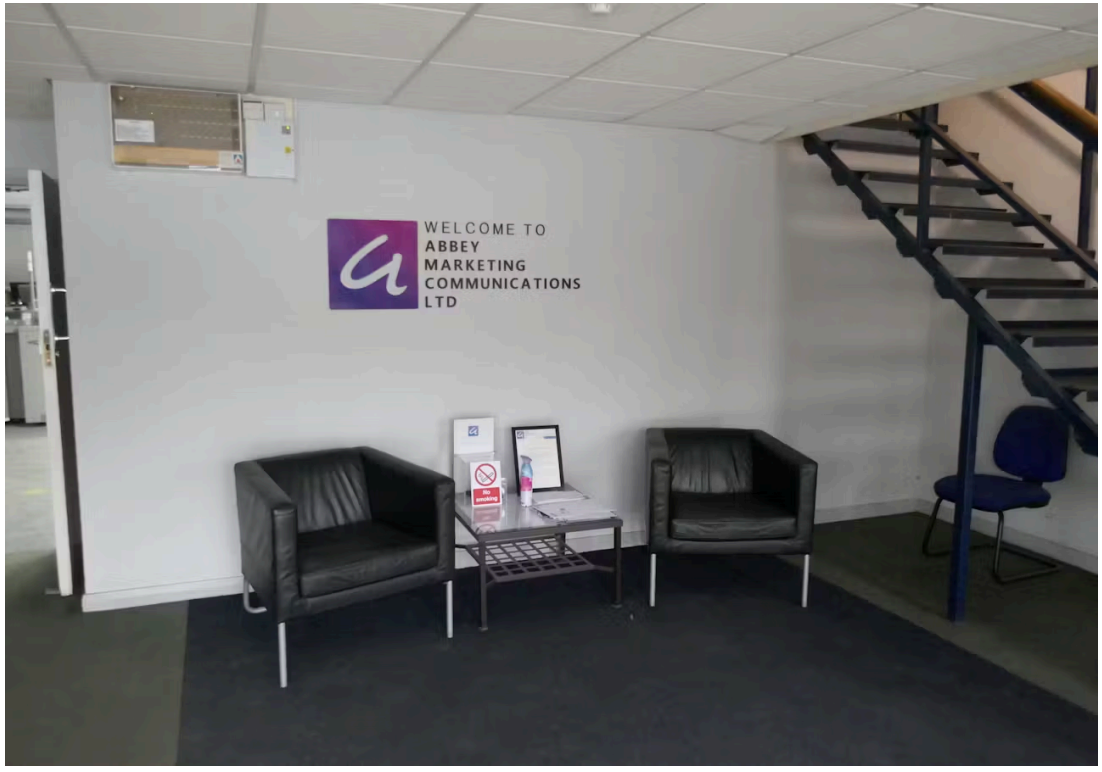
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