



Available to let is this industrial unit of steel frame construction, suitable for a variety of uses, having formerly been occupied by a catering company. The accommodation has been subdivided to provide a range of workshop, kitchen preparation, storage and office areas, together with a mezzanine level, offering flexible and adaptable space. Available with immediate possession

The property benefits from convenient access to the A120, providing direct routes to Bishop's Stortford, Braintree and the M11, which in turn connects to the wider national motorway network.

TO LET - £48,000 PER ANNUM

**UNIT 7C-7D, MARTELS INDUSTRIAL ESTATE
BARNSTON, GREAT DUNMOW, CM6 1NA**

Enquiries

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Additional Information

Location

Martels Industrial Estate is located on High Easter Road in Barnston, near Great Dunmow in Essex. The estate benefits from a rural yet accessible setting, with convenient links to the A120, providing routes to Bishop's Stortford, Braintree and Stansted Airport, as well as onward connections to the M11 and wider motorway network.

Key Features

- Approx. 5,250 sq ft of accommodation
- Steel frame industrial unit
- Private, gated yard with hardstanding.
- Two galvanised roller shutter doors providing excellent loading access
- Flexible internal layout with workshop, kitchen, storage and office areas
- Mezzanine level for additional storage or workspace
- Previously fitted out for catering use
- Suitable for a range of industrial, storage or specialist uses.
- The landlord may consider licences or subletting within the unit, subject to the nature of the tenant's use

Rent

Guide Rent £48,000 + VAT if applicable

Service Charge

A service charge is applicable, representing a fair proportion of the overall service costs, as

Services

The property benefits from mains electricity & water. The water usage is measured by a sub-meter, the usage is recharged via Bidwells.

Repair and maintenance

Tenants are to maintain and repair the property. The landlord is responsible for maintaining the core structure of the building.

Energy Performance Certification

The property is exempt from EPC regulations.

What3words

///rapport.truckload.spices

Terms & Deposit

Flexible terms, but with the Security of Tenure provisions of the Landlord and Tenant Act 1954 contracted out. Deposit £5,000.

Business Rates

The building is rated and as such, any rates payable are the responsibility of the Tenant. Please contact Uttlesford District Council on 01799 510510

Viewings

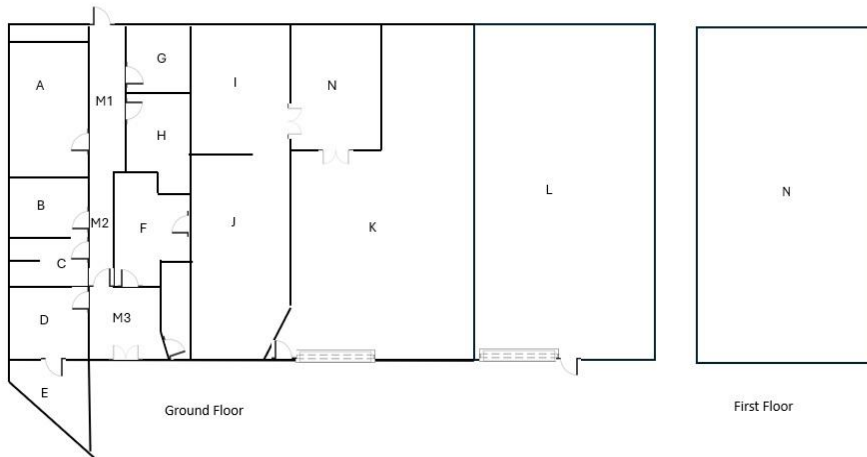
Strictly subject to prior appointment.

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- Ref - L x W x H
- A - 6m x 3.2m x 2.28m
 - B - 2.5m x 3.3m x 2.28m
 - C - 2.25m x 3.3m x 2.28m
 - D - 3m x 3.2m x 2.28m
 - E - 3.7m x 3m x 2.28m
 - F - 5m x 3.6m x 2.28m
 - G - 2.9m x 2.85m x 2.2m
 - H - 4m x 2.85m x 2.2m
 - I - 5.56m x 4.63m x 2.4m
 - J - 9.18m x 4.63m x 2.4m
 - K - 14.93m x 8.5m x 5.8m MH
 - L - 14.89m x 8.65 x 5.8m MH
 - M1 - 1.8m x 6.65m x 2.4m
 - M2 - 1m x 4.95m x 2.4
 - M3 - 3.21m x 3.59m x 2.28m
 - N - 14.89m x 8.65 x 2.4m

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