



4 Oak Industrial Park

Chelmsford Road, Great Dunmow, CM6 1XN

Industrial / Warehouse plus mezzanine (if required)

8,142 sq ft
(756.42 sq m)

- 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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Summary

Available Size	8,142 sq ft
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 Rating	E

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.

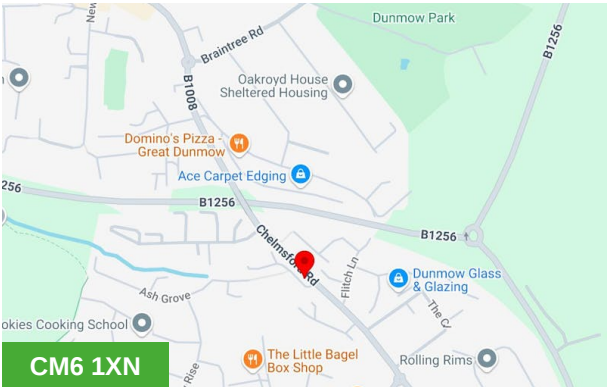
Accommodation

The accommodation comprises the following areas:

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.



Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
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(iv) All prices quoted in these particulars may be subject to VAT in addition, and
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(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 30/07/2025