



## 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 <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> 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.

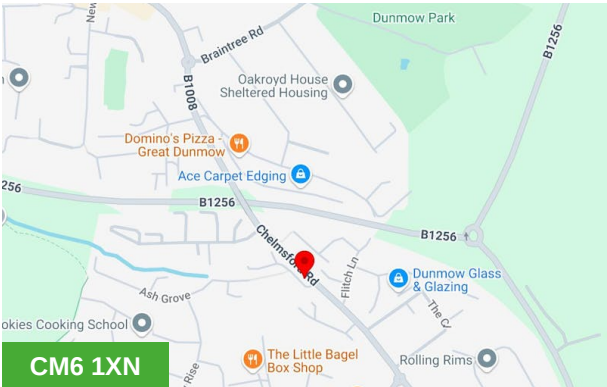
## Accommodation

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:  
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