



The Warehouse

Hoblongs Industrial Estate | Dunmow | Essex | CM6 1JA

Annual Rental
£35,000

- 407 sq m of open-plan internal workspace
- Large front roller shutter door measuring approximately 4.46m wide x 3.15m high
- Three-phase electricity throughout
- LED lighting
- Oil-fired industrial heating
- Office accommodation
- WC facilities
- Approximately 100 sq m of outside space





Square Meterage: Approx 407m² | Rateable Value: £29,250 | EPC Rating: E

A rare opportunity to lease a substantial warehouse/workshop in a highly accessible rural location, situated just off the A120 and within easy reach of Stansted Airport and the M11

The property has become available as the current owner is constructing a new, purpose-designed unit on the Hoblongs Industrial Estate, creating an excellent opportunity for a new occupier to secure this versatile commercial space.

The warehouse/workshop provides approximately 407 sq m of completely open-plan, workable internal space, offering a flexible layout suitable for a range of commercial, industrial, storage and workshop uses, subject to any necessary consents.

The outside area provides useful additional space which could potentially be utilised for parking, loading/unloading or external storage, subject to the agreed use.

Located at the front of the building is a separate office and WC area measuring approximately 16 sq m in total.

The office is positioned to the left-hand side of the building and is accessed via a small staircase within the warehouse/workshop.

Key Features

- Rare leasing opportunity within an established and accessible commercial location
- Versatile commercial space that can be adapted to suit occupier requirements
- Substantial warehouse/workshop of approximately 407 sq m (4,381 sq ft)
- Highly accessible rural location just off the A120
- Large open-plan internal space offering excellent flexibility
- Suitable for a range of commercial, industrial, storage and workshop uses, subject to consents
- Separate office and WC facilities measuring approximately 16 sq m

If you wish to view this property or require any further information please contact us on 01502 446000

Site Plans



Additional Information

- **Rent:** £35,000 Per annum
- **Use Class E**
- **Subject to VAT, Service Charge and Insurance fees**

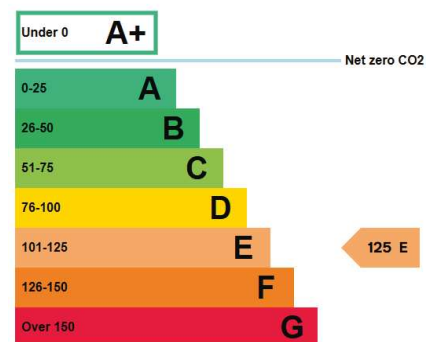
Applicable Fees

- Administration Fee: £360 (inc VAT)
- Compliance & ID Verification Charge: £30 (payable to our 3rd Party HIPLA)
- Deposit (Typically ranging from 1-3 months rent)
- 1 months rent upfront
- Lease fee - £810 inc VAT (only payable if Steel & Co are instructed to prepare the lease)

Energy Efficiency Rating

Energy rating and score

This property's energy rating is E.



Subject to Contract

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Steel and Co do not guarantee the accuracy of these particulars, dimensions, permission for use or references to condition which are for the guidance of prospective tenants or purchasers and do not constitute the whole or part of an offer. Prospective tenants or purchasers must satisfy themselves as to the suitability of the premises and conduct their own due diligence. Application fees may apply.

Steel & Co

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