

## TO LET

**12A OAK INDUSTRIAL PARK**

**CHELMSFORD ROAD GREAT DUNMOW CM6 1XG**



### **BUSINESS UNIT**

**Approximately 878 sq ft (81.55 sq m)**

**Please refer to the important notices overleaf**

## 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 properties in reliance upon them;
- (iii) no employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
- (iv) all prices quoted in these particulars may be subject to VAT in addition; and
- (v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars;
- (vi) All quoting rents, prices and terms are expressed subject to contract."

### DESCRIPTION:

The Property comprises a terraced business unit of steel frame construction with both facing brickwork and sheet cladding to the front elevation. The unit provides both ground and first floor office accommodation and has a small grassed yard to the rear.

### 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, Occasions, Art House International, and Plasmold Plastics.

### ACCOMMODATION:

*The following are approximate Gross Internal Areas measured in accordance with RICS Code of Measuring Practice:*

GF office accommodation	451 sq ft	41.88 sq m
FF office accommodation	427 sq ft	39.67 sq m
<b>TOTAL GIA</b>	<b>878 sq ft</b>	<b>81.55 sq m</b>

### FEATURES:

- Gas-fired heating
- Fully carpeted
- WC and kitchenette
- 2 car parking spaces

### EPC



A18037/Jul-18

### 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 (Uttlesford District Council 01799 510510).

\*Rates. Applicants are referred to the Local Billing Authority (Uttlesford District Council 01799 510510) 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.

### TERMS:

The property is available to let on new full repairing and insuring lease, for a term of years to be agreed.

### RENT:

£10,000pax. No VAT

### RATES:

According to The Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) website, the Rateable Value is £7,200.

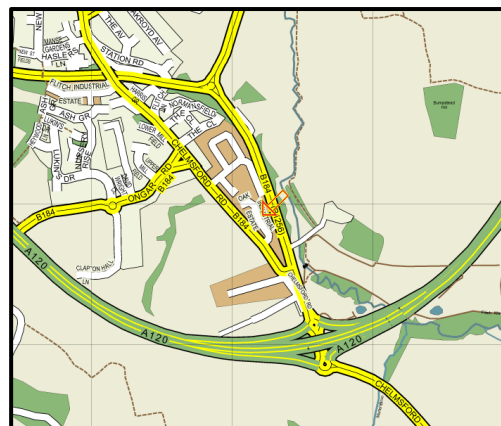
Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.

### SERVICE CHARGE

There is a small service charge in respect of the estate road/pump maintenance. Details on request.

### LEGAL COSTS:

Each party to bear their own legal costs incurred in the transaction.



### FURTHER INFORMATION:

For further information or to arrange an inspection of the Property, please contact the lessor's sole agents:

**Derrick Wade Waters**

**James Issako**  
01279 620226  
[ji@dww.co.uk](mailto:ji@dww.co.uk)

**Luke Beeton**  
01279 620221  
[lab@dww.co.uk](mailto:lab@dww.co.uk)