



**Light Industrial: Great Dunmow**

**Monthly £425**

## CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

**01245 231123**

Storage/workshop unit providing approx 552 Sq Ft of space between Great Dunmow and Thaxted. The building has a concrete floor, and benefits from power, light and full height roller shutter doors.

## DETAILS

### DESCRIPTION

The unit is located on a secure gated site and provides approximately 552 sq ft of storage/workshop space. It is situated in the village of Great Easton, between Great Dunmow and Thaxted. The location provides access to the A120, M11 and Stansted Airport. The property has two full height roller shutter doors to the front and benefits from an insulated roof. The maximum height to eaves is approximately 10'.

### SIZE

Approximately 552 sq ft.

### SERVICES

The building benefits from double roller shutter doors, concrete flooring, single phase power and light.

### FACILITIES

There is a toilet block on site.

### **CAR PARKING**

To be designated by the Landlord.

### **SERVICE CHARGE**

None.

### **INSURANCE**

Contents insurance is the responsibility of the tenant.

### **LOCAL AUTHORITY**

Uttlesford District Council

### **NON DOMESTIC RATES**

The tenant will be responsible for the payment of any non domestic rates.

### **TERMS**

To be agreed with the landlord

## **LEGAL**

### **NOTICE**

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Applicants must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the landlord accept any responsibility for any damage, injury or accident during viewing.