



Industrial Unit | **FOR SALE**

1,091 sq ft | 101.37 sq m

Unit 47, Golds Nurseries Business Park, Jenkins Lane, Elsenham, Herts CM22 6JP

-  Popular and well-established estate
-  Walking distance to Elsenham train station
-  Rare vacant freehold property – available immediately
-  Open plan workspace with office/light industrial space

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CHARTERED SURVEYORS

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Location

The premises are in an established and popular commercial estate immediately to the west of the London to Cambridge mainline railway, adjacent to Elsenham Station. The site is conveniently located for London Stansted Airport and offers reasonably easy access to M11 Junction 8 and the A120, east and westbound.

Description

The premises comprises a self-contained end of terrace commercial unit with a pitched roof and steel-clad construction with double skinned insulated metal cladding.

The ground floor provides an open plan workspace area with an office to the rear and a small kitchenette and WC. There is additional mezzanine space above the partition office to allow for more storage space.

The warehouse floor is fully concreted with a manual roller shutter door.

Externally, the unit benefits from its own forecourt area for loading/unloading and parking spaces for circa four to six cars.

Accommodation

Workshop:	892.75 sq ft	82.94 sq m
Office & WC:	198.25 sq ft	18.42 sq m
Total:	1,091 sq ft	101.37 sq m

Price

£225,000 + VAT



Business Rates

The current rateable value (1 April 2026) is £11,000 per annum.

All interested parties should make their own enquiries with Uttlesford Council regarding rates payable.

Services

Gas, three phase electricity, mains water and drainage are all connected.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are subject to VAT at the prevailing rate.

Viewings

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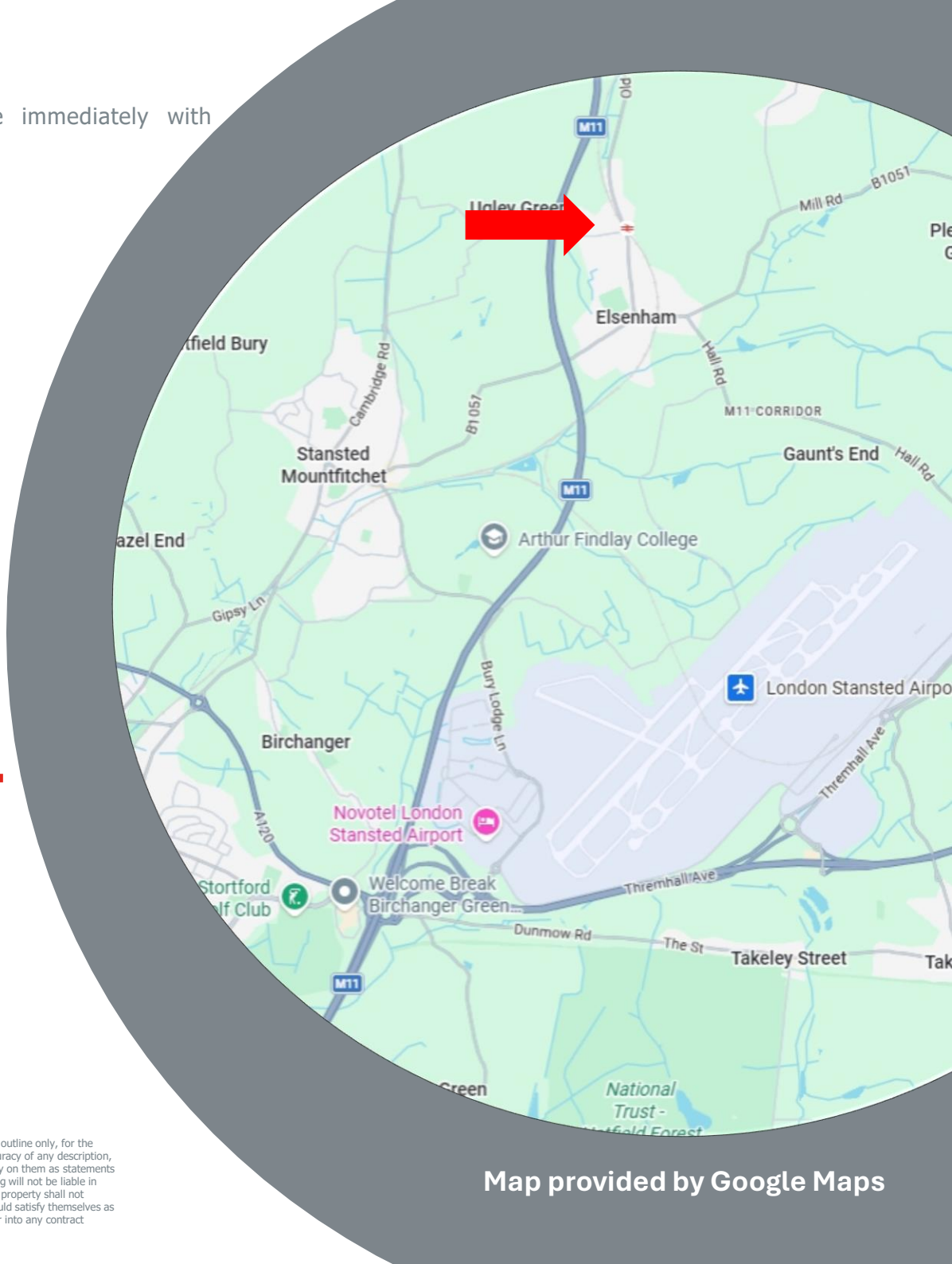
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Terms

The property is available immediately with vacant possession

EPC

E – 110



Map provided by Google Maps

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