

Coke Gearing

consulting

Chartered Surveyors

Barnston Warehousing,
Chelmsford Road, Dunmow,
Essex CM6 1LP

Industrial & Office 13,893 sq ft 1,290.69 sq m

- Brilliant location just off the A120
- Large forecourt and side/rear yard area
- Demised and secure fenced site
- Good parking provisions



To Let

WWW.COKEGEARING.CO.UK

LOCATION

Situated 10 minutes from Junction 8 of the M11 and wider motorway network thereafter, with excellent access to the A120 which runs east to Braintree / Colchester and Stansted Airport which is an expanding hub for European and International travel as well as dedicated air freight.



DESCRIPTION

The property comprises a standalone, and detached, commercial warehouse on a demised and fenced/secure site .

The warehouse is of steel portal frame construction with brickwork to part height and with profile metal sheet cladding above, served by a pitched, ridged roof. The unit benefits from a roller shutter door measuring 5.5 m wide and 4.7 m high. There is a personnel door to the side of the warehouse providing access to the offices next door. The warehouse benefits from a clear internal eaves height of 5.45 m.

At the front of the building is a good-sized concrete forecourt and side/rear yard area providing on-site parking, circulation and external storage space.

The offices are fully carpeted with several partitioned meeting rooms and singular desk office space and a kitchen with two WCs. The rear section of the building is being utilised as a warehouse whilst the front and middle sections are predominantly office areas served by ceiling hung or mounted electric lighting.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Warehouse	7,237	672.31
Link Office	207	19.28
Office/Warehouse	5,369	498.78
Lean-to	1,080	100
Total	13,893	1,290.69

Floor areas stated are Gross Internal Area (GIA) and are approximate. Interested parties should verify all measurements independently

TERMS

The property is available by way of a new lease to be contracted outside the Landlord & Tenant Act.

TENURE

Leasehold

PRICE

£110,000 per annum exclusive

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE (EPC)

To be assessed

ANTI MONEY LAUNDERING

In accordance with the latest Anti-Money Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

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Details prepared on 30/04/26