

Coke Gearing

consulting

Chartered Surveyors

Unit 6, Fitch Industrial
Estate, Chelmsford Road,
Dunmow, Essex CM6 1XJ

Industrial Unit

- Excellent access to A120, Stansted Airport and M11 Junction 8.
- Automatic roller shutter door
- Two allocated parking spaces
- Forecourt area



TO LET

LOCATION

The property is located on the popular and well-established Fitch Industrial Estate in Great Dunmow, Essex, situated less than half a mile from the A120 which, in turn, runs east to Braintree and Colchester and west to Stansted Airport and M11 Junction 8.



DESCRIPTION

The property comprises a steel portal frame building with part brick and blockwork elevations and profile metal cladding above. The unit benefits from a pitched insulated roof with translucent roof panels providing good natural light to the warehouse.

Internally, the unit is an open-plan warehouse with concrete flooring, LED lighting, automatic roller shutter door and a small partitioned WC.

Externally, the unit benefits from a forecourt area for loading/unloading with two allocated car parking spaces. There are further visitor spaces opposite which are available on a first come first serve basis.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Main Warehouse	1,136	105.51
Total	1,136	105.51

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



TENURE

Leasehold

RENT

£16,000 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)

C - 57

Expires 1st October 2035

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 19/05/2026