

Coke Gearing

consulting

Chartered Surveyors

Unit 3, Ongar Road Trading
Estate, Ongar Road,
Dunmow, Essex CM6 1EU

Retail Unit

- Estate parking available
- Excellent road links to the A120
- First floor office/storage space
- Small kitchen
- Stepped rental increase



TO LET

LOCATION

Ongar Road Trading Estate is situated in Dunmow which has excellent road/transport links to the A120 and is under 8 miles from Stansted Airport, with Stansted Express services to central London and surrounding areas.

The Estate is located close to growing neighbouring towns such as Bishop's Stortford and Braintree with busy high streets offering a vast range of amenities



DESCRIPTION

Unit 3 is a ground/first floor retail unit suited for a variety of different uses due to its layout and open plan style.

The unit benefits from a first-floor office/storage area. A small kitchen and WC are located on the ground floor.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Main Warehouse	1,673	155.42
Total	1,673	155.42

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



TENURE

Leasehold

RENT

Year 1:	£16,730 per annum
Year 2:	£18,403 per annum
Year 3 & more:	£20,076 per annum

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