

Unit 1, Old Mead Road, Elsenham, Essex CM22 6JL

INDUSTRIAL (Owner Occupier / Investment)

FOR SALE 68,570 sq ft 6,370.51 sq m

Coke Gearing
consulting
Chartered Surveyors



- £180,000 pa current income + 40,000 sq ft Vacant
- 3.5 miles (7 minutes) to Stansted Airport
- Excellent location for Junction 8 of the M11
- Site area of approximately 2.91 acres

Location

Located on Old Mead Lane in the village of Elsenham in Essex, the property is situated opposite Elsenham railway station and located only 3.5 miles from the A120 and 5.5 miles from M11 Junction 8 and thereafter the wider motorway network. The site is approximately 21 miles from Junction 27 of the M25 and a 7-minute drive from Stansted Airport, which provides a European hub for air travel and also a mainline station which offers regular rail services to London Liverpool Street and Cambridge.

Description

On offer is a substantial warehouse/industrial facility built over two periods. The front part of the property which measures **27,862 sq ft and provides current income of £180,000 per annum** is estimated to be circa 1940s built, being of steel frame construction under a triple pitched roof with metal roof trusses, providing a minimum eaves height of 4.75 m with a ridge height of 8.3 m. The roofing material is asbestos cement as are the majority of the side elevational clad panels. The remainder of the elevation is brickwork to approximately 3 m. This area benefits from 3 x level door openings. There is gas and a three-phase power supply. To the side of the property is a single-storey brick-built extension offering office accommodation. To the front is a good-sized concrete yard area.

Attached to the 1940's built warehouse site is a more modern warehouse facility constructed circa 1995. This provides for **40,708 sq ft and is currently vacant which would suit an owner occupier or has an ERV of £488,500 per annum (£12.00 psf)**. This is of steel frame construction with profile sheet cladding, both on the roof and elevations. Side loading doors consist of 3 x level access roller shutter doors and 1 x dock level loading door under a recessed canopy.

The internal space has strip lighting and electric heating, and is currently fitted with full mezzanine flooring, although we understand the Tenant is removing this upon exit: these have not been included in the measured areas. Externally is a good sized full concreted yard area.

Services

We understand that mains electricity, gas, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

Service Charge

There is no service charge as the unit is self-contained.



