



**TO LET**

**Brand New Class E / Warehouse Units with Parking**

**Radley Green Farm, Radley Green, Ingatestone,  
Essex, CM4 0LU**

**QUOTING RENT**

**From £9,000 Per Annum Exclusive**

**AVAILABLE AREA [GIA]**

**318 - 4,856 sq. ft**  
[175.95 - 175.95 sq. m ]

## IN BRIEF

- » Brand New Units
- » Available on a New Lease
- » Convenient Access to the A414

## LOCATION

The units are situated on Radley Green Farm within the village of Radley Green. Radley Green is located a few hundred yards from the A414 which provides direct access to Chelmsford to the east and Ongar, Harlow and the M11 to the West.

## DESCRIPTION

Brand new class e / warehouse units with WC facilities and allocated car parking.

## ACCOMMODATION

[Approximate Gross Internal Floor Area]

Unit 1 - Class E / Office	29.53 sq. m	[318 sq. ft.]
Unit 2 - Class E / Office	29.53 sq. m	[318 sq. ft.]
Unit 3 - Warehouse	196.02 sq. m	[2,110 sq. ft.]
Unit 4 - Warehouse	196.02 sq. m	[2,110 sq. ft.]

## ENERGY PERFORMANCE CERTIFICATE [EPC]

Energy Performance Certificates have been commissioned.

## BUSINESS RATES

The properties will be assessed following completion of the works.

## SERVICES

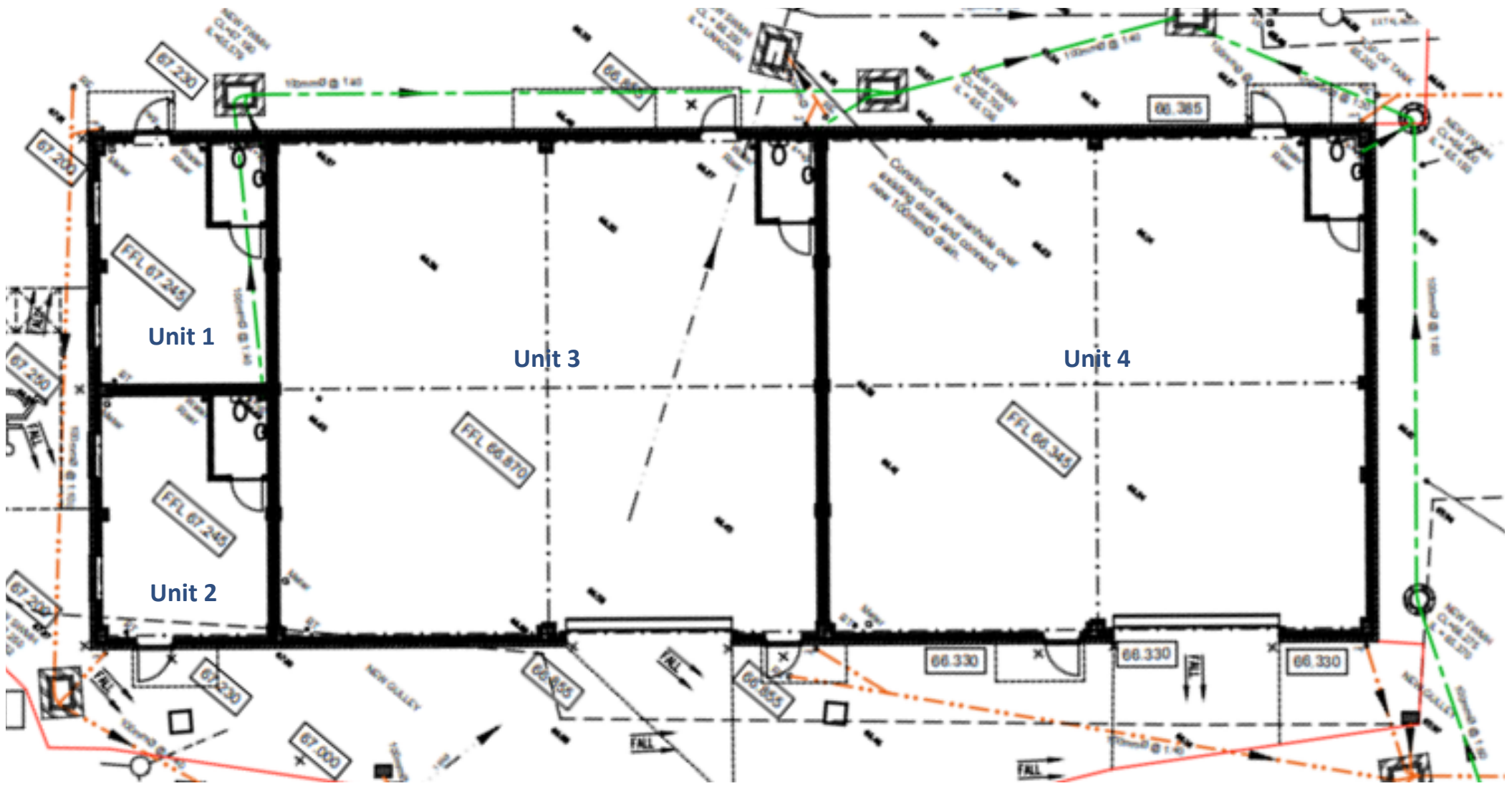
We understand the property is connected to mains water and three phase electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.



Unit 3 - Warehouse



Unit 1 - Class E / Office



## TERMS

The units are available on a new lease for a term to be agreed.

## RENT

Unit 1 - £9,000 Per Annum Exclusive

Unit 2 - £9,000 Per Annum Exclusive

Unit 3 - £31,800 Per Annum Exclusive

Unit 4 - £31,800 Per Annum Exclusive

## VAT

We understand VAT is applicable.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a Prospective tenant's identity prior to the instruction of solicitors.



Unit 4 - Warehouse

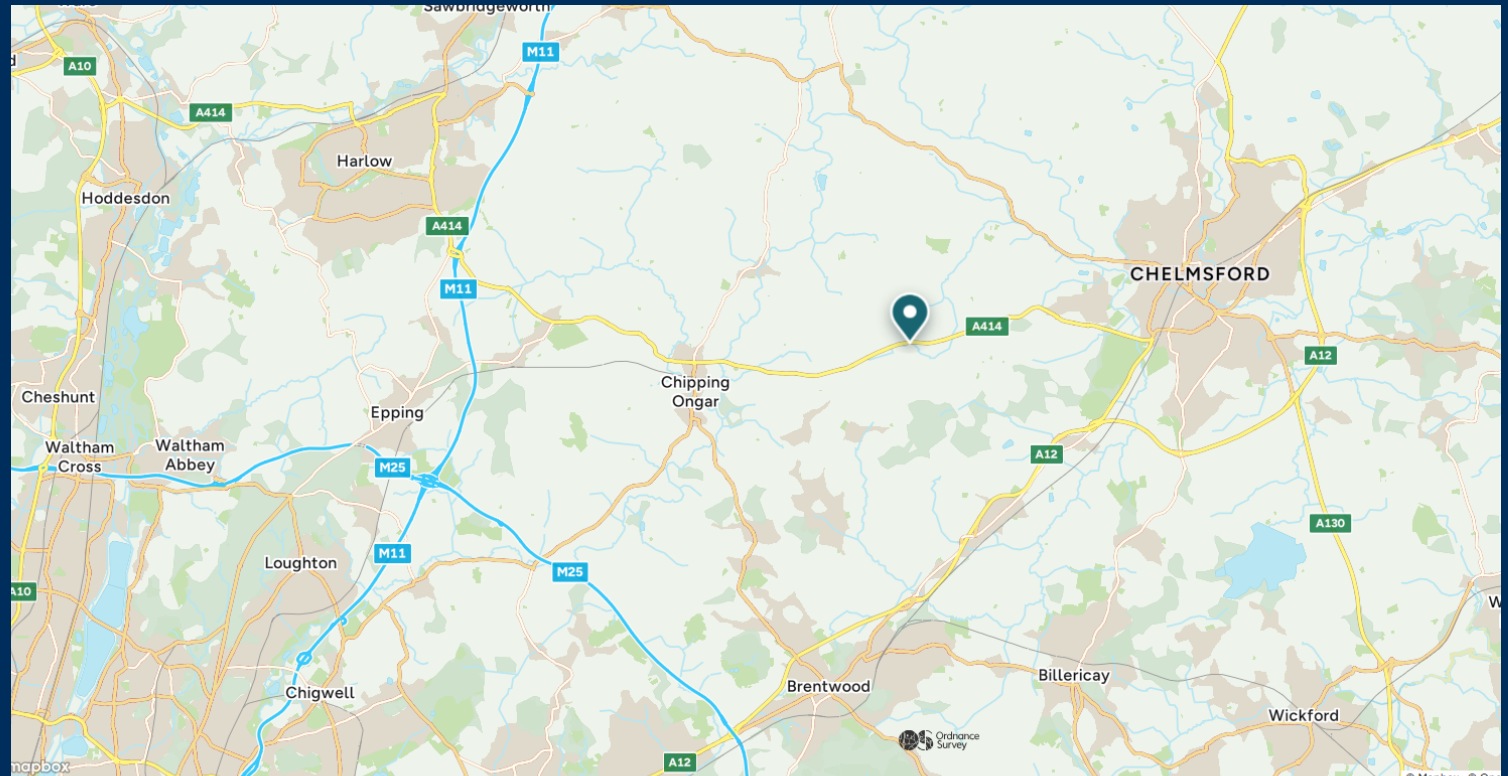


**VIEWINGS STRICTLY BY PRIOR APPOINTMENT  
VIA SOLE LETTING AGENTS:**

**Fenn Wright  
20 Duke Steet  
Chelmsford  
Essex  
CM1 1HL**

**Contact:**

**James Wright  
E: [jw@fennwright.co.uk](mailto:jw@fennwright.co.uk)**



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created June 2025

