



**FOR SALE FREEHOLD**

**Industrial/Warehouse with Mezzanine, Offices and Parking**

**Unit 5a Oak Industrial Park, Chelmsford Road,  
Dunmow, Essex CM6 1XN**

**GUIDE PRICE**

**£265,000 (No VAT)**

**AVAILABLE AREA [GIA]**

**1,652 sq. ft**  
[153.50 sq. m]

## IN BRIEF

- » Rare Freehold Opportunity
- » Available Immediately
- » Established Estate in Close Proximity to the A120

## LOCATION

The property is situated on Oak Industrial Estate, an established trading estate to the south of Great Dunmow town centre. The property benefit from excellent road connections, with the A120 (Dunmow South Interchange) being less than 0.5 miles to the south. The A120 provide convenient access to Stansted Airport and the M11 to the east.

## DESCRIPTION

The property comprises a mid-terrace industrial/warehouse unit of steel portal frame construction with brick and blockwork elevations. The accommodation provides a ground floor workshop/storage area, with restricted internal height of approximately 2.35 metres in part, together with WC facilities. The first floor provides additional storage accommodation, whilst the second floor comprises office space and a further WC. The ground floor workshop benefits from an up-and-over loading door to the front elevation measuring approximately 3.50 metres wide by 2.25 metres high, together with three-phase power. Externally, the property benefits from a loading area and parking.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Ground Floor 743 sq. ft [69.00 sq. m]
- » First Floor Mezzanine 651 sq. ft [60.50 sq. m]
- » Second Floor Mezzanine 258 sq. ft [24.00 sq. m]
- » **Total: 1,652 sq. ft [153.50 sq. m]**

## SERVICES

We understand the property is connected to mains water, drainage, 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.



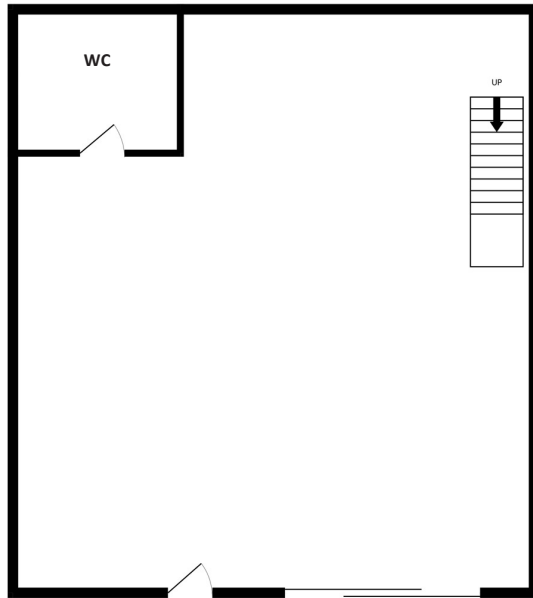
Dunmow South  
Interchange

A120

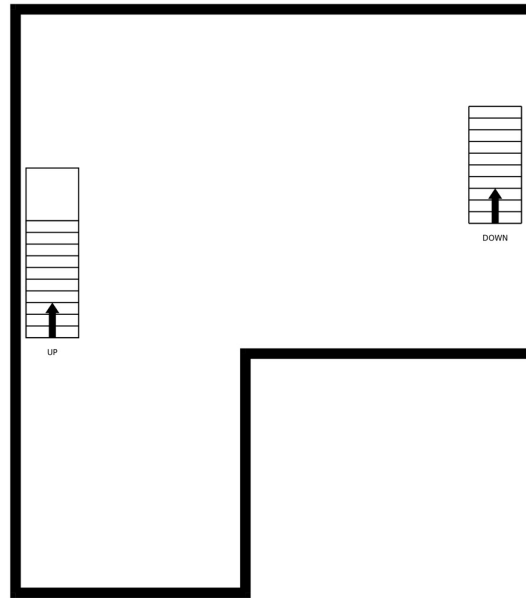


# Indicative Plan Only - Not to Scale

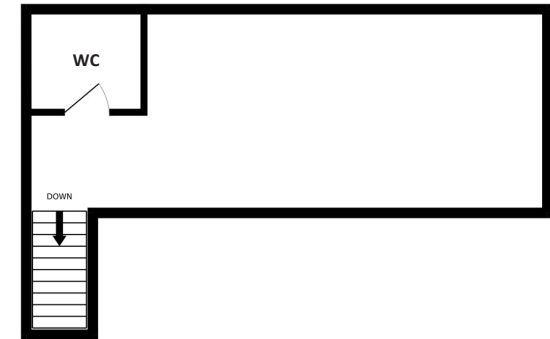
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the premises falls within Band D (81) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

## BUSINESS RATES

We are advised that the premises have a rateable value of £8,200. Therefore estimated annual rates payable of approximately £3,542 (2026/27). The property may qualify for Small Business Rates Relief and/or exemption, subject to eligibility. Interested parties are advised to make their own enquiries with the local rating authority.

## PLANNING

We understand the premises has an established B2 Use. All parties are advised to speak to the Local Authority for clarification of their intended use.

## LOCAL AUTHORITY

Uttlesford District Council  
Council Offices, London Road, Saffron Walden, Essex CB11 4ER  
01799 510510

## TITLE

The property is held freehold under Title EX385833.

## TERMS

The property is offered for sale freehold with vacant possession.

## GUIDE PRICE

£265,000 (Two Hundred and Sixty Five Thousand Pounds).

## VAT

We understand VAT is not 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 purchaser's identity prior to the instruction of solicitors.



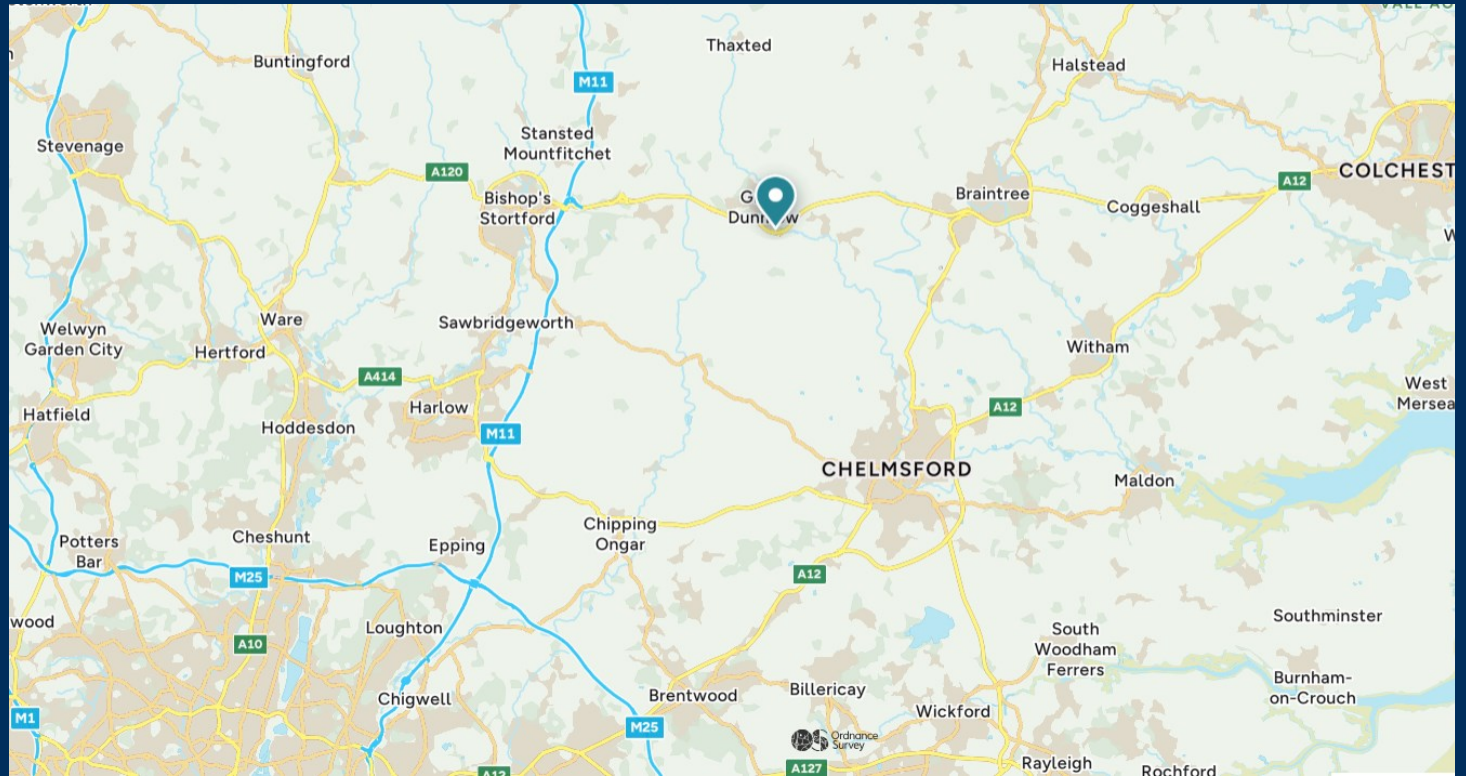
VIEWINGS STRICTLY BY APPOINTMENT  
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Particulars created May 2026

**Fenn Wright** LLP

