



## INDUSTRIAL UNIT TO LET

1,241 SQ FT (115.29 SQM) APPROX

Unit 7, Station Road Industrial Estate, Station Road, Dunmow, Essex, CM6 1XD

Station Road Industrial Estate is a development of 8 industrial units and former office building (now occupied by Domino's) off the B1008.

The unit is mid-terrace and comprises open span workshop with reception office and staff facilities.

Other occupiers on the Estate include ironing parlour, rug manufacture, MOT station and Bennetts car parts.

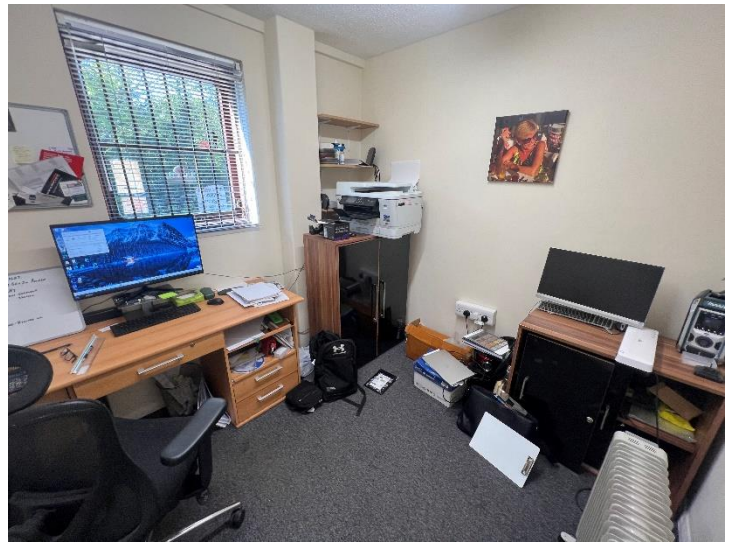
Unit: 12.29m x 9.38m

- Adjoining Unit Available
- 3 Phase Power
- 3.5m To Eaves
- 3m x 3m Loading Door
- 4.7m To Ridge
- Gas Available (Not Connected)
- Rateable Value £11,000
- VAT is not charged
- EPC Rating - E

RENT £16,800 per annum exclusive

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## TERMS

The property is available by way of a full repairing and insuring lease for a term to be agreed.

The letting is to be outside the security of tenure provisions of the Landlord and Tenant Act.

A deposit will be required to be held for the duration of the term. Further details available upon request.

## SERVICE CHARGE

A service charge is levied towards estate management and common area upkeep. The service charge for the year is approximately £4,800. Buildings Insurance is charged separately and is currently £332 per annum.

## BUSINESS RATES

We understand that the property has a Rateable Value of £11,000. Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of Uttlesford District Council (01799 510510) to verify the Business Rates payable.

## AGENTS NOTE

Opportunity to also lease the neighbouring unit (1,255 Sq Ft) which is currently vacant.

Current tenancy ends 29 June 2026.

Vehicle maintenance uses will not be permitted.

## LEGAL COSTS

The tenant is to make a contribution towards the landlord's legal fees. This sum is to be agreed and deposited with solicitors prior to legal documentation being issued. On completion, this sum will be returned to the tenant.

## REFERENCES

Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand **VAT is not charged** on sums due.

## MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. A fee of £48 is payable towards our third party providers costs in gaining this information.

## CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>

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