

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

# INDUSTRIAL TO LET

(3,782.00 sq m) 40,708 sq ft

**Coke Gearing**  
consulting  
Chartered Surveyors



- Available for immediate occupation
- 3.5 miles (7 minutes) to Stansted Airport
- Excellent location for Junction 8 of the M11
- 3 x level loading doors 1 x dock level loading

## 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 constructed circa 1995. This provides for 40,708 sq ft with a minimum eaves height of 4.75 m with a ridge height of 8.3 m. 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.

## Services

We understand that mains electricity, 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.

Viewing available via sole agents, Coke Gearing Consulting

**Adam Tindall MRICS**

**07776 211722**

[adam@cokegearing.co.uk](mailto:adam@cokegearing.co.uk)

## Accommodation

Grd Warehouse area	3,700.82 sq m	39,835 sq ft
Grd Dock level recessed canopy	81.18 sq m	873 sq ft
<b>Total</b>	<b>3,782.00 sq m</b>	<b>40,708 sq ft</b>

## EPC

The property is listed as having an EPC energy rating of E – 124. The certificate is valid until 25 September 2033.

## Business Rates

Listed with a rateable value of £122,000.

## Terms

Available on a new FRI lease for immediate occupation – either long lease or short term flexible terms would be considered.

## Rent

Price upon application please contact the agent for details.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.