

**NOW
ONE
THIRD LET**



NEW INDUSTRIAL/WAREHOUSE UNITS

**282 SQM (3,035 SQ FT) APPROX
CAN BE COMBINED TO PROVIDE UNITS
FROM 564 SQM (6,000 SQ FT)**

Carlton Place
Shirehill Industrial Estate
Saffron Walden
Essex
CB11 3AU

- B2/B8 USE
- 6m (19') eaves height
- 3 phase power
- Internal offices

**VIEWING Strictly by Appointment
Tel: 01279 755900**

TO LET



MullucksWells
www.mullucks.co.uk

DISTANCES (All mileages approximate)

Cambridge	24 km (15 miles)
Stansted Airport	29 km (18 miles)
M11 (J9)	6.5 km (4 miles)
Mainline Rail Station	Audley End

DESCRIPTION

Carlton Place is a new development of 18 industrial/warehouse units occupying a prominent position on Shirehill Industrial Estate. The development has been designed to take advantage of the gradient of the area, with a unique two storey construction to part.

Four parking spaces are allocated to each unit on site

Arranged in three terraces of six units, each with internal offices and loading doors, the units can be combined to provide larger accommodation by removal of internal walls without affecting the structural integrity.

FEATURES

- B2/B8 USE
- 6m (19') eaves height
- 3 phase power
- Internal offices
- Mezzanine storage
- Electric roll shutter doors
- Forecourt parking/loading
- External lighting
- Secure fenced estate

TENURE

Available to let on new full repairing and insuring leases for a minimum of one year.

Short term lets will be considered for a minimum of three months at a rental of £22,750 pa.

RENT

Units 1 - 5	£19,728 pa
Units 6 & 7	£21,245 pa
Unit 11	£15,175 pa
Units 15 – 18	£21,245 pa

VAT is charged on this development.

Consideration will be given to the sale of the Units - contact the agent for further details.

SERVICE CHARGE

A service charge is levied towards the upkeep of common estate areas, estimated at £600 per annum per unit. Buildings Insurance is currently £436 per annum per unit.

BUSINESS RATES

We understand that the premises are entered into the 2010 Rating List with a Rateable Value of £15,750/£16,000. The Uniform Business Rate for the year 2010/2011 is 0.414. Prospective tenants should make their own enquiries with Uttlesford District Council (01799 510510) to verify the current rates payable.

LEGAL COSTS

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

AGENT'S NOTE

All measurements provided are GEA and taken from plan. Subject to confirmation.

CURRENT AVAILABILITY

Unit 1	To Let	Unit 10	LET
Unit 2	To Let	Unit 11	To Let
Unit 3	To Let	Unit 12	LET
Unit 4	To Let	Unit 13	LET
Unit 5	To Let	Unit 14	LET
Unit 6	To Let	Unit 15	To Let
Unit 7	To Let	Unit 16	To Let
Unit 8	LET	Unit 17	UNDER OFFER
Unit 9	LET	Unit 18	UNDER OFFER

This instruction was taken by KW

COM2428.03.08

Mullucks Wells have offices in Bishop's Stortford, Saffron Walden and Great Dunmow covering a wide area of Essex, Hertfordshire and the Cambs/Suffolk borders. We are also complemented by our London office in Mayfair.

Important Notice: All descriptions, dimensions, reference to condition and necessary permissions for use, occupation and other details are given without responsibility and any intending purchaser/tenant 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.

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk.

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