



# Prominent Roadside Showroom / Offices To Let - Ongar, Essex

New lease available on space ranging from 2,452 - 3,830 sq.ft

GILMARTIN LEY

**Unit 1 The Clockworks  
4 Fyfield Road,**

**ONGAR, CM5 0AH**



#### Area

Gross Internal Area: 228 sq.m. (2,451 sq.ft.)  
to 356 sq.m. (3,829 sq.ft.)

#### Rent

See terms for alternative rental options

#### Property Description

Formerly part of Comitti of London's headquarters building, this prominent self contained property comprises a ground floor retail showroom and first floor workshop & ancillary office accommodation.

The property benefits from air conditioning (part) and communal kitchen & WC facilities.

There are six demised car parking spaces within the secure private car park.

- > Prominent roadside position
- > Option 1: gross internal area 227.75 sq.m (2,452 sq.ft)
- > Option 2: gross internal area 355.77 sq.m (3,830 sq.ft)
- > 6 secure car parking spaces
- > Affluent Essex location
- > New lease available on terms to be agreed
- > Suitable for a number of alternative uses subject to planning





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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground floor Option 1	91.31	982	
Ground floor Option 2	219.33	2,360	
First Floor	136.44	1,468	

## Property Location

Ongar is an affluent Village in Essex, located 35 kilometres (22 miles) from central London.

The property occupies a prominent roadside position. It is located adjacent to Comitti of London's design, manufacturing & headquarters premises and the BP Petrol Station at the Four Wantz Roundabout.

The property is situated on the east side of Fyfield Road (B184), just north of its junction with Epping Road (A414) and Chelmsford Road, approximately 0.8 kilometres (0.5 miles) north of Chipping Ongar town centre and only 0.25 kilometres (0.15 miles) south of the highly regarded Smith's seafood restaurant.

There is good access to the national motorway networks, with Junction 27 of the M11 only 8.0 kilometres (5.0 miles) to the west of the property.

**Service Charge p.a.** TBC

**Premium** nil

**Terms** A new 5 year full repairing and insuring sublease lease is available. N.B. The property is elected for VAT.

Option 1: 2,452 sq.ft. Rent £35,000 pa  
Option 2: 3,826 sq.ft. Rent £50,000 pa

**Legal Fees:** Each party is to bear its own legal fees

**Local Authority:** Epping Forest District Council

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Further information at:** <http://www.gilmartinley.co.uk/properties/24852>  
Energy Performance Certificate

**Last Updated:** 01 Mar 2017

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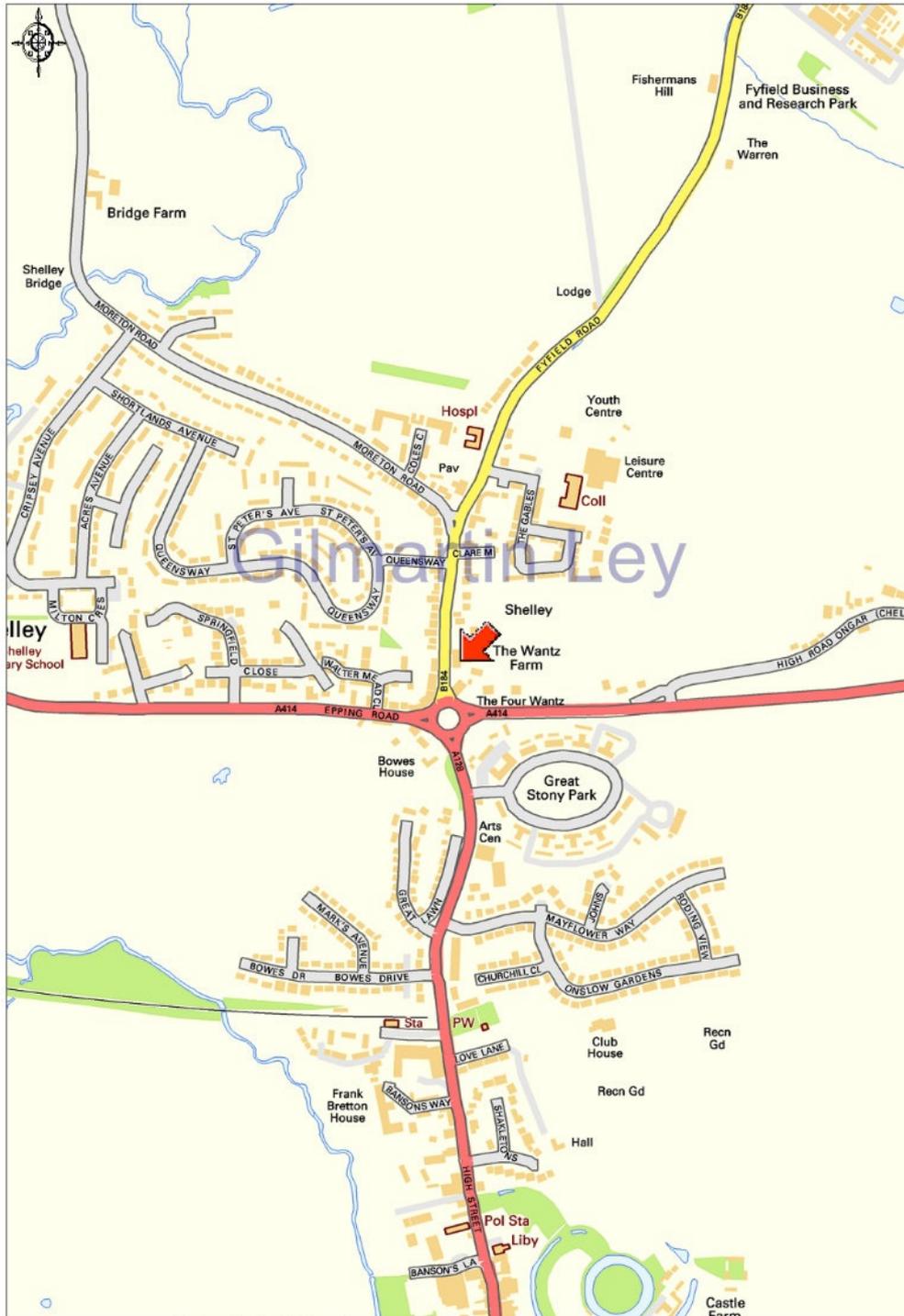


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Scale 1:1250

<http://www.gilmartinley.co.uk/properties/to-rent/shops-a1/ongar/ongar/cm5/24852>

Our ref: 24852

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
Chartered Surveyors and Estate Managers  
Property Experts for North London

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