



GILMARTIN LEY

Prominent Roadside Showroom / Offices To Let - Ongar, Essex

12 month inclusive licence available

**Unit 1 The Clockworks, Four Wantz Corner
Fyfield Road,
Ongar,
ESSEX, CM5 0AH**



Area

Gross Internal Area: 281 sq.m. (3,026 sq.ft.)

Rent

Licence fee inclusive of rates, insurance and utilities £48,500 per annum (approx. £4,042 monthly) subject to contract

Property Description

Formerly part of Comitti of London's headquarters building, this self-contained property comprises ground and first floor retailing showrooms, which could be suitable for a number of alternative uses, subject to obtaining the necessary consents.

The property benefits from good natural light, kitchen and WC facilities.

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

Key considerations:

- > Unique property with prominent roadside position
- > Available on 12 month inclusive Licence or a full repairing and insuring lease on terms to be agreed
- > Affluent Essex location
- > 5 secure car parking spaces
- > 5 miles (8km) to the M11 / M25 junction 27
- > 0.5 miles (0.8km) North of Chipping Ongar High Street





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Accommodation

Gross Internal Area: 281 sq.m. (3,026 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Ground Floor	147.71	1,589	
First Floor	133.50	1,436	

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.

Not applicable to the 12 month Licence. In respect of a new FRI lease, the Tenant will be responsible for promptly reimbursing the Landlord for proportionate (35%) costs relating to business rates, utilities, the upkeep of the building, communal areas, landscaping, drainage, road maintenance and buildings & public liability insurance.

Premium

Nil

Terms

Available on a 12 month licence inclusive of rates, insurance and utilities, or a longer full repairing and insuring lease available on terms to be negotiated.

The property is elected for VAT. Hence VAT will be payable on the rent etc.

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:

<https://www.gilmartinley.co.uk/properties/28893>
Energy Performance Certificate
Lease Plan

Last Updated:

11 Sep 2023

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Our ref: 28893

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

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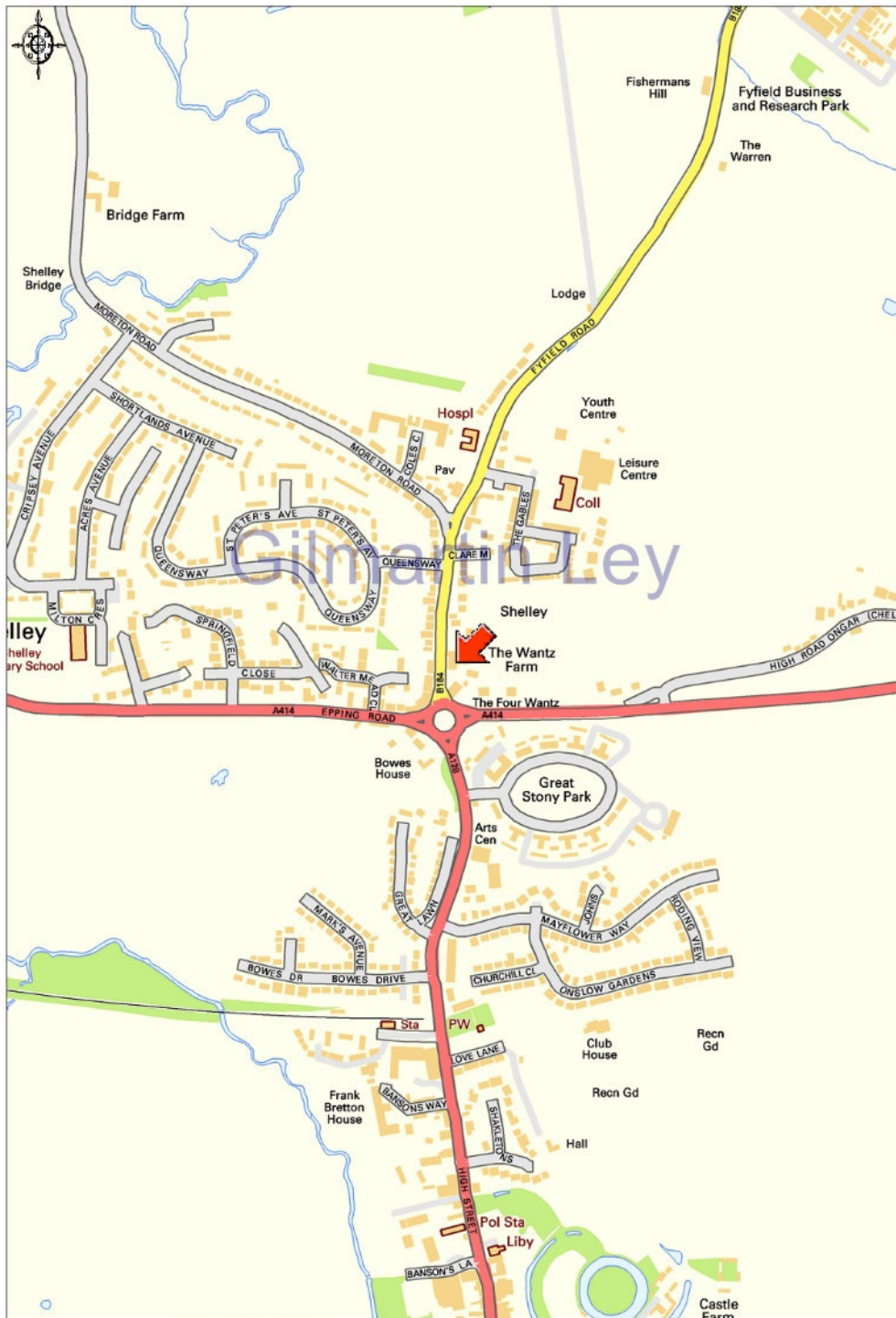


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