



Industrial/Retail Building For Sale With Vacant Possession - Ongar CM5

39 Metre Road Frontage to Fyfield Road B184

GILMARTIN LEY

**The Clockworks, Four Wantz Corner
Fyfield Road,**

ONGAR, CM5 0AH



Area

Gross Internal Area: 1,149 sq.m. (12,365 sq.ft.)



Price / Rent

Guide Price £1,875,000 subject to contract

Guide Rent £150,000 per annum (approx. £12,500 monthly) subject to contract

Property Description

The property comprises a steel portal frame building which is used for industrial and retail purposes. It was originally constructed in the 1960s as a garage then from c 1981 was used as a warehouse and auction sale room with the current occupiers taking over 18 years ago.

This is an unusually prominent, standalone, roadside industrial property with a frontage to Fyfield Road of 39m. As such it has the potential to be re-purposed for alternative uses. Interested parties are advised to make their own planning enquiries.

The property occupies a site of 0.34 acres and has longer term development potential, subject to planning. In this context Persimmon Homes are in the process of completing the development of 129 new homes at De Lucy Place on a former agricultural / scrubland site 50m to the east of the property.

The original building was extended to both the west and the south in about 2000 and the roof has been replaced with insulated profiled metal sheet panels. The building has aluminium framed double glazed windows at ground and first floor levels. There is gas-fired ducted and central heating to the production area and offices

There are two main pedestrian entrances, one on the west elevation which serves the principal industrial space and one on the south elevation which serves the showroom space.

There are further pedestrian doors from the yard area together with a loading door and a first floor level loading platform.

An 200kg capacity hydraulic lift serves the main industrial space.

<https://www.gilmartinley.co.uk/properties/for-sale/warehouses-b8/ongar/ongar/cm5/33118>

Our ref: 33118

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Industrial/Retail Building For Sale With Vacant Possession - Ongar CM5

39 Metre Road Frontage to Fyfield Road B184

Aside from the double height showroom space the clear heights are 2.2 - 2.5m at ground floor and 1.9 - 3.4m at first floor.

The property is currently occupied but will be sold or let with vacant possession on completion.

Key considerations

- > Rare Freehold Roadside Industrial / Retail Opportunity
- > 39 metre road frontage
- > Available on a freehold or a lease basis
- > Development potential subject to planning permission
- > Standalone building in a well-regarded location
- > GIA 1,149 sq m (12,365 sq ft)
- > Site area 0.34 acres

Accommodation

Gross Internal Area: 1,149 sq.m. (12,365 sq.ft.)

Area	Area sq.m.	Area sq.ft.	Comments
First floor main workshop / storage	424.66	4,570	
Ground floor workshop / office	442.87	4,767	
First floor showroom	133.50	1,436	
Ground floor showroom	147.72	1,590	An area measuring 3.8 x 11m within this space is double height

Property Location

The property is situated on the east side of Fyfield Road (B184), 40m to the north of the roundabout intersection with the A414, 5.5 miles east of Epping and 10 miles west of Chelmsford.

Ongar is a well-regarded small market town where the principal land use is low density residential. It is within commuting distance of London but with the benefit of the Essex countryside on the doorstep. A Shell petrol station is situated to the south.

The location is well served for road connections with the M11 junction (27) of the M25 being 5.5 miles to the south-west. Local bus services serving Fyfield Road include the 46, 473, 493 and 436.

Stansted Airport is 12 miles to the north.

Service Charge p.a. N/A

Premium N/A

Terms Freehold for sale or a new FRI lease to be granted on terms to be agreed.

The property is VAT elected so VAT will be payable.

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

Local Authority: Epping Forest District Council

Viewings: Strictly by prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <https://www.gilmartinley.co.uk/properties/33118>

<https://www.gilmartinley.co.uk/properties/for-sale/warehouses-b8/ongar/ongar/cm5/33118>

Our ref: 33118

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Industrial/Retail Building For Sale With Vacant Possession - Ongar CM5

39 Metre Road Frontage to Fyfield Road B184

OS plan
Floor plan

Last Updated: 27 Apr 2026

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees 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; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 59c Station Road, Winchmore Hill, London N21 3NB.

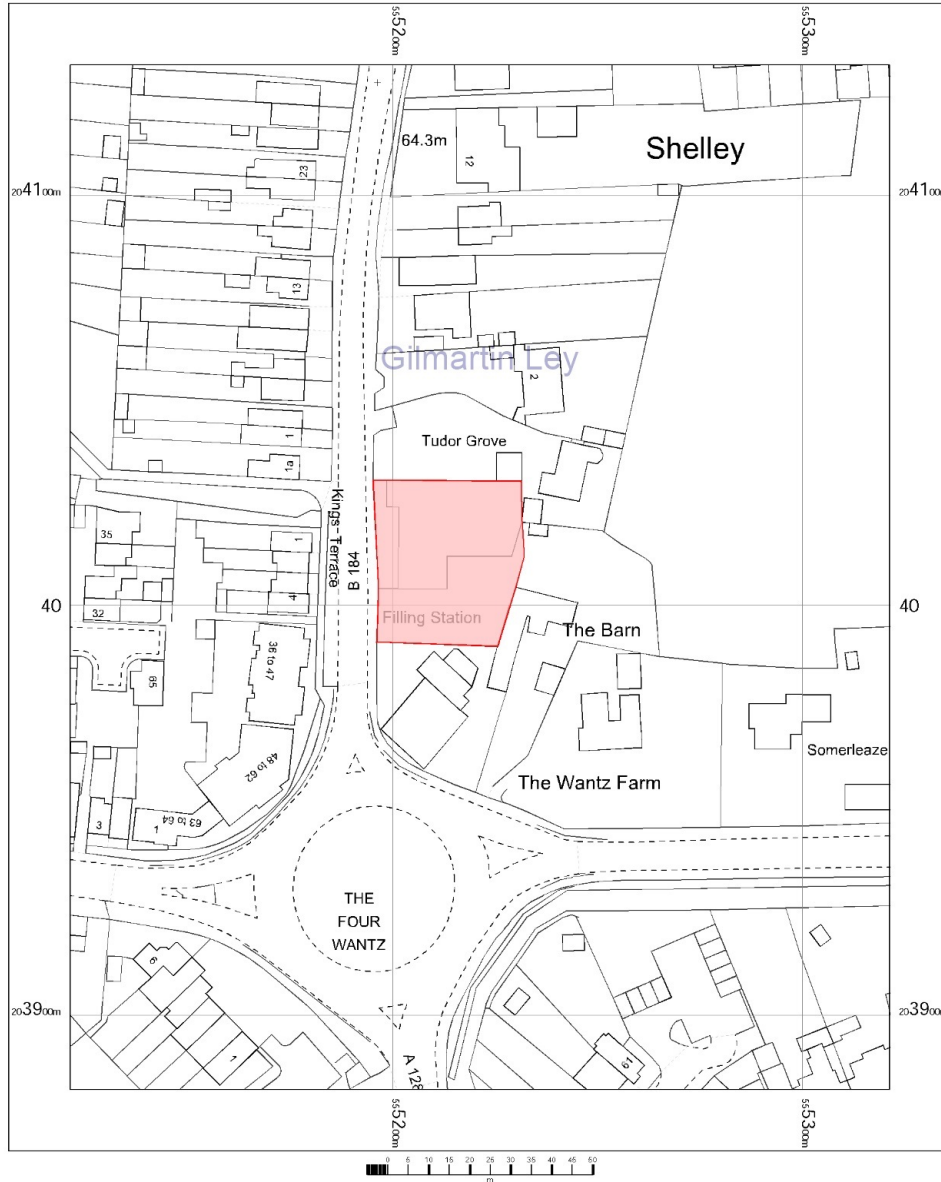


GILMARTIN LEY

Industrial/Retail Building For Sale With Vacant Possession - Ongar CM5

39 Metre Road Frontage to Fyfield Road B184

The Clockworks, Ongar CM5 0AH



OS MasterMap 1250/2500/10000 scale
Wednesday, April 22, 2026, ID: CM-01274245
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 555221 E, 204007 N

©Crown Copyright Ordnance Survey, Licence no. AC0000849896

N
Map supplied by
Centremaps Live



<https://www.gilmartinley.co.uk/properties/for-sale/warehouses-b8/ongar/ongar/cm5/33118>

Our ref: 33118

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

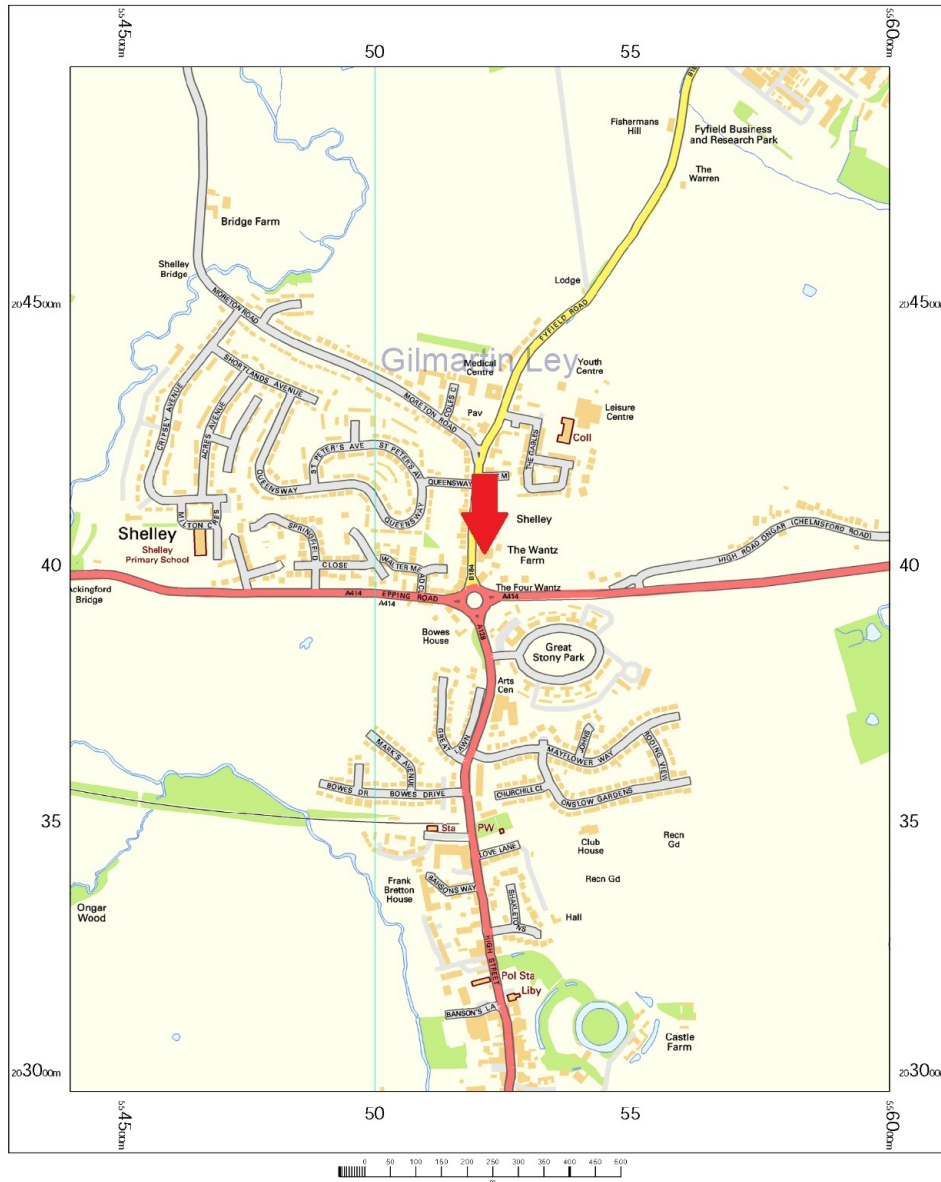


GILMARTIN LEY

Industrial/Retail Building For Sale With Vacant Possession - Ongar CM5

39 Metre Road Frontage to Fyfield Road B184

The Clockworks, Ongar CM5 0AH



OS Streetview
Wednesday, April 22, 2026, ID: CM-01274252
www.centremapslive.co.uk

1:10000 scale print at A4, Centre: 555206 E, 203971 N

Contains OS data © Crown copyright [and database right]

Map supplied by
Centremaps Live



<https://www.gilmartinley.co.uk/properties/for-sale/warehouses-b8/ongar/ongar/cm5/33118>

Our ref: 33118

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

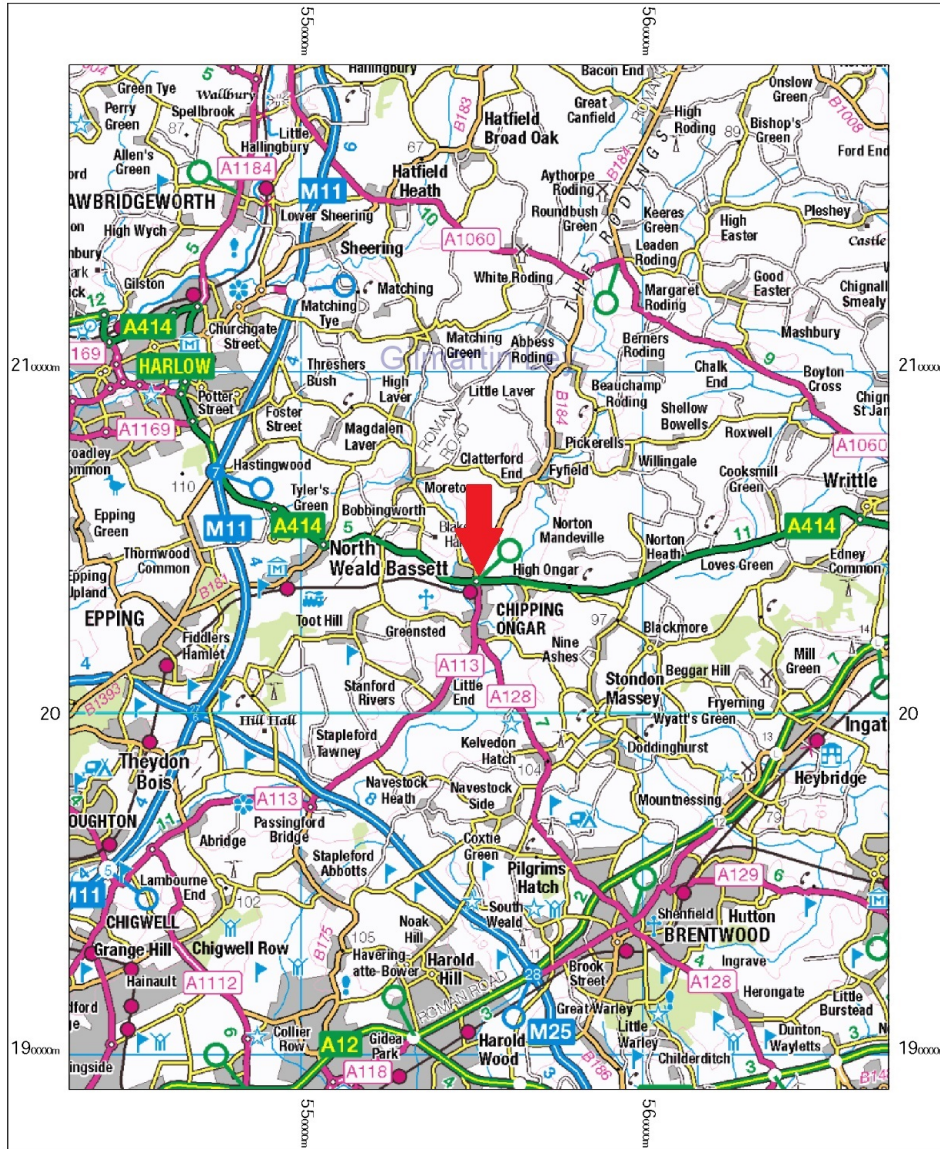


GILMARTIN LEY

Industrial/Retail Building For Sale With Vacant Possession - Ongar CM5

39 Metre Road Frontage to Fyfield Road B184

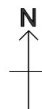
The Clockworks, Ongar CM5 0AH



OS 250k scale raster
Wednesday, April 22, 2026, ID: CM-01274261
www.centremapslive.co.uk

1:150000 scale print at A4, Centre: 555206 E, 203971 N

Contains OS data © Crown copyright [and database right]



Map supplied by
Centremaps Live





GILMARTIN LEY

Industrial/Retail Building For Sale With Vacant Possession - Ongar CM5

39 Metre Road Frontage to Fyfield Road B184



<https://www.gilmartinley.co.uk/properties/for-sale/warehouses-b8/ongar/ongar/cm5/33118>

Our ref: 33118

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Industrial/Retail Building For Sale With Vacant Possession - Ongar CM5

39 Metre Road Frontage to Fyfield Road B184



<https://www.gilmartinley.co.uk/properties/for-sale/warehouses-b8/ongar/ongar/cm5/33118>

Our ref: 33118

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Industrial/Retail Building For Sale With Vacant Possession - Ongar CM5

39 Metre Road Frontage to Fyfield Road B184



<https://www.gilmartinley.co.uk/properties/for-sale/warehouses-b8/ongar/ongar/cm5/33118>

Our ref: 33118

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Industrial/Retail Building For Sale With Vacant Possession - Ongar CM5

39 Metre Road Frontage to Fyfield Road B184



<https://www.gilmartinley.co.uk/properties/for-sale/warehouses-b8/ongar/ongar/cm5/33118>

Our ref: 33118

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Industrial/Retail Building For Sale With Vacant Possession - Ongar CM5

39 Metre Road Frontage to Fyfield Road B184



<https://www.gilmartinley.co.uk/properties/for-sale/warehouses-b8/ongar/ongar/cm5/33118>

Our ref: 33118

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk