



18 NEW INDUSTRIAL/WAREHOUSE UNITS

282 SQM (3,035 SQ FT) EACH

Carlton Place
Shirehill Industrial Estate
Saffron Walden
Essex
CB11 3AQ



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

PRICE £ 310,000 plus VAT

VIEWING Strictly by appointment
Tel: 01279 755900

FOR SALE



MullucksWells
www.mullucks.co.uk

DISTANCES (All mileages approximate)

Cambridge	24 km (15 miles)
Stansted Airport	29 km (18 miles)
M11 (J9)	6.5km (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.

Each unit measures approx 3,035 sq ft GIA.

Ground floor	228 sqm (2,454 sq ft)
First floor	54 sqm (581 sq ft)
Total	282 sqm (3,035 sq ft)

All measurements provided are taken from plans and are subject to confirmation on site.

Four parking spaces are allocated to each unit on site.

FEATURES

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

TENURE

Available on a new 999 year lease.

Consideration will be given to letting Units 9 and 10. Further details upon request.

SERVICE CHARGE

A management company will be formed to maintain common estate areas and each purchaser will have a share in this company.

BUSINESS RATES

To be assessed.

CURRENT AVAILABILITY

Unit 1	Available	Unit 10	Available
Unit 2	Available	Unit 11	Available
Unit 3	Available	Unit 12	Available
Unit 4	Available	Unit 13	LET
Unit 5	Available	Unit 14	Available
Unit 6	Under offer	Unit 15	Available
Unit 7	Under offer	Unit 16	Available
Unit 8	Available	Unit 17	Under offer
Unit 9	Available	Unit 18	Under offer

LEGAL COSTS

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

AGENT'S NOTE

Joint Agent: Paul Tompkins, Strettons - 01279 647711.

This instruction was taken by KB. 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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