

**To Let**

**Two Warehouse Units Available as Whole or Individually**

Hands Farm, Radley Green Road, Radley Green,  
Ingatestone, Essex, CM4 0LS

**QUOTING RENT**

Unit 1 - £24,000 PAX

Unit 2 - £15,000 PAX

**AVAILABLE AREA**

Unit 1 - 1,663 Sq. Ft.

Unit 2 - 1,083 Sq. Ft.

## IN BRIEF

- » Adjacent to the A414 with Excellent Connections to the M11
- » Available Immediately
- » Internal Viewing Highly Recommended

## LOCATION

The property is situated on Radley Green Road just off of the A414 which provides direct access to Chelmsford to the east and Ongar, Harlow and the M11 to the west.

## DESCRIPTION

The property comprises a detached Warehouse which can be taken as a whole or as two separate units. Each unit has its own roller shutter access door, electricity supply, WC facilities and allocated car parking.

## ACCOMMODATION

- » Unit 1 1,663 sq ft [154.45 sq m]
- » Unit 2 1,083 sq ft [100.61 sq m]

## SERVICES

We understand the property is connected to mains water, and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property. This includes telephone lines and broadband connection.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

Unit 1 - Band C (73)

Unit 2 - Band D (80)

A full copy of the EPC assessments and recommendation reports are available upon request.

## SERVICE CHARGE

We understand from our client there is no service charge, however tenants will be responsible for the upkeep and maintenance of the onsite Klargestar which serves exclusively both units and would be expected to pay a fair contribution to the upkeep of the access road.



Unit 1



Unit 2

## BUSINESS RATES

We are advised Units 1 & 2 have a rateable value of £16,500 for both units with effect from 1st April 2026 which would give rise to rates payable of approximately £7,128 (2026/2027). If the units are let separately the units will need to be re-assessed. Interested parties are advised to make their own enquiries.

## TERMS

Our client is seeking a minimum term of 3 years on a full repairing and insuring lease basis.

Unit 1 - £24,000 Per Annum Exclusive.

Unit 2 - £15,000 Per Annum Exclusive.

## VAT

We understand VAT will be applicable.

## LEGAL COSTS

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



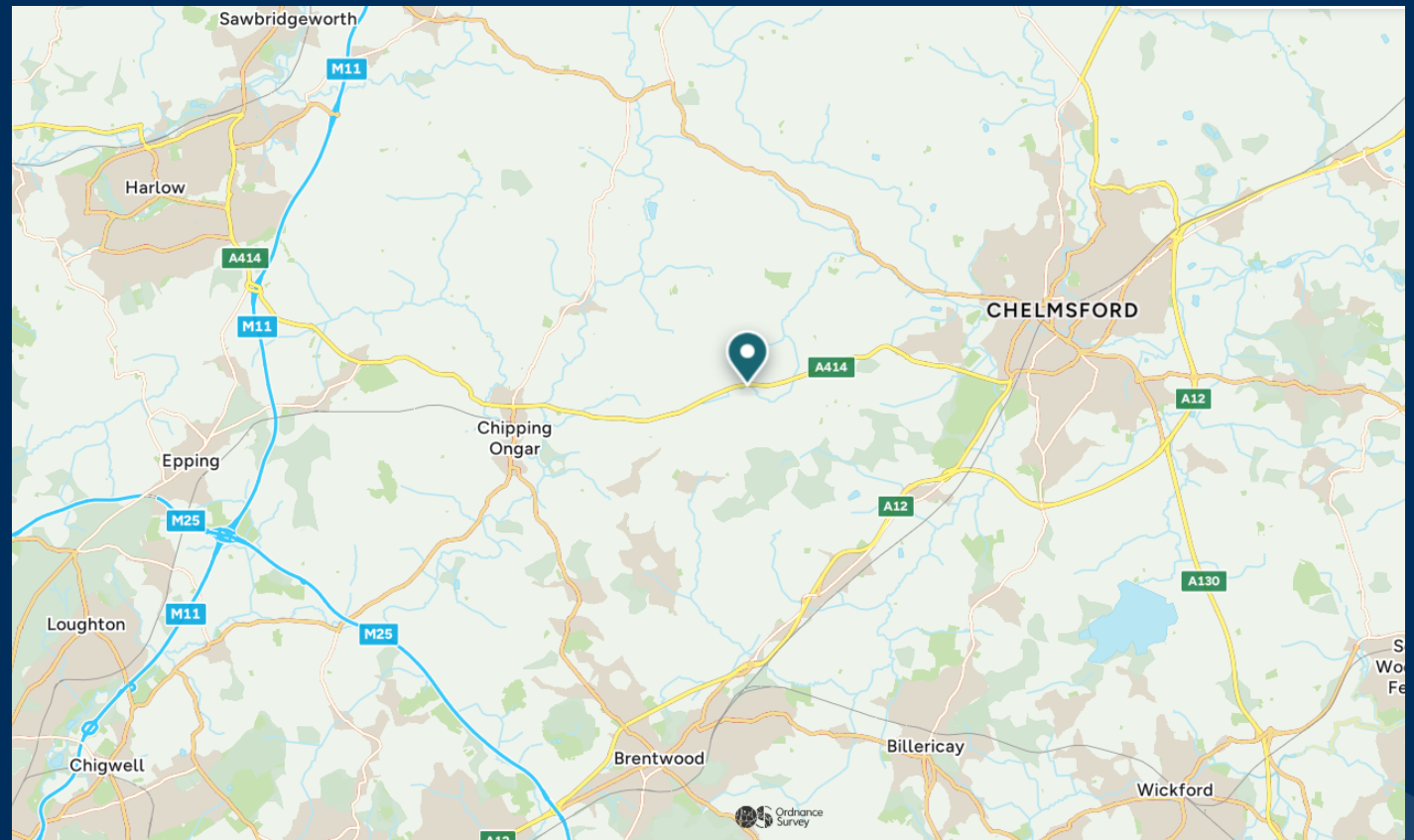
VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

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Particulars updated June 2026

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