



## GM Works

Moreton Road, Fyfield, Ongar, CM5 0RB

### **GUIDE PRICE REDUCTION MARCH 2024 Business/Office/Workshop Suitable for a variety of E Class uses**

**2,945 sq ft**  
(273.60 sq m)

- Ground floor workshop space with modern offices above
- Eaves height from 2.22m to 6.47m
- All offices have air conditioning with heat pump
- Unique opportunity to purchase a freehold property
- High speed internet connection available

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## Summary

<b>Available Size</b>	2,945 sq ft
<b>Price</b>	£495,000.00 guide price (No VAT)
<b>Business Rates</b>	According to The Valuation Office Agency website <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> website, the Rateable Value is £24,500 from the 1st of April 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
<b>VAT</b>	We are advised VAT is not payable.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B

## Description

The Property was built in 1988 and comprises of an industrial/office unit split over two floors. The ground floor provides work shop space split into three areas, with the rear space having an eaves height of c. 6.47 m. Additionally, there are both female and male W.C's. The Property is accessed by a personnel door and a double door for loading. At first floor level there are 6 separate offices, a generously sized kitchen and both male and female W.C's. The office partitions are non-load bearing so can be removed to provide open plan space. Externally there is tarmacadam providing parking/loading facilities.

## Location

The Property is situated in Fyfield which is located to the North of the town of Ongar. It is situated on Moreton Road which in turn is accessed by the B184 /Ongar Road. Chelmsford is to the East (c. 10 miles) and Harlow is west of the property with Junction 7 of the M11 being (c. 5.45 miles).

## Service Charge

Not payable.

## Accommodation

The following are approximate Gross Internal Areas measured in accordance with RICS Code of Measuring Practice:

Ground Floor 1,775 sq.ft (165 sq.m)

First Floor 1,170 sq.ft (109 sq.m)

Total 2,945 sq.ft (274 sq.m)

## Tenure

The property which is immediately available and is offered for sale on freehold terms with vacant possession.



## Viewing & Further Information



**James Issako**

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### IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

### MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:  
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;  
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(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 02/05/2024