



Dunmow Business Centre, 12-12B, Stortford Road
Dunmow, Essex

Offers Over £1,000,000



Dunmow Business Centre, 12-12B, Stortford Road

Dunmow, Essex

Freehold commercial investment in Great Dunmow, extending to 5,221 sq ft across two interconnected buildings, one Grade II listed. Producing £93,420 pa, with potential to reach £114,180 pa.

- Freehold Commercial Building
- Serviced Offices
- Off Street Parking
- Current Income £93,420 Per Annum
- Projected Income £114,180 Per Annum
- Grade 2 Listed Building
- Original Features Throughout
- 5,221 sqft Across Both Buildings



This exceptional freehold commercial property presents a rare opportunity to acquire a Grade II listed building offering significant income potential in the sought-after market town of Great Dunmow. Arranged across two interconnected buildings and extending to approximately 5,221 sq ft, the property is currently configured as serviced offices, providing a versatile layout suited to a range of commercial occupiers.

Rich in character and period charm, the property retains an impressive array of original features, contributing to its distinctive appeal. The flexible layout comprises a variety of individual office suites, meeting rooms and communal areas, with one of the buildings benefiting from full air conditioning, providing additional comfort and convenience for occupiers. Together, the buildings offer characterful and adaptable commercial accommodation suited to a range of business requirements.

The property currently generates an income of £93,420 per annum, with the potential to increase to approximately £114,180 per annum at full occupancy. Further information regarding current occupancy and projected rental income is available upon request. Combining historic character, versatile accommodation and the opportunity for enhanced rental returns, this represents an attractive proposition for investors seeking an established commercial asset with further income potential.

Externally, the property benefits from 18 off-street parking spaces, providing valuable convenience for staff and visitors. The parking provision enhances the practicality of the premises for commercial occupiers and their clients, complementing the building's distinctive character and established business use.



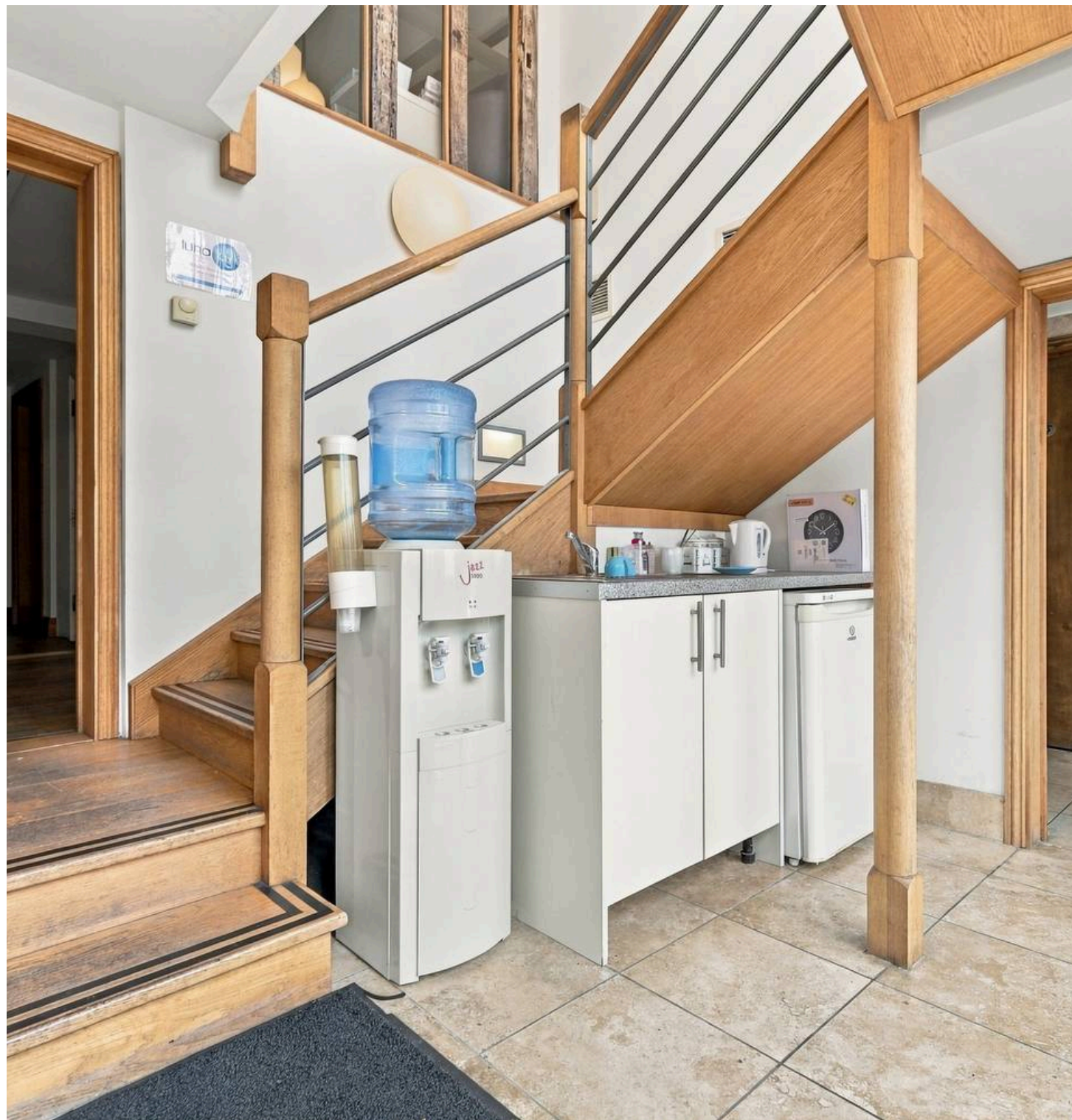
Great Dunmow is a popular and historic market town in Essex, offering a combination of traditional character, local amenities and convenient transport connections. The town benefits from a range of shops, cafés, restaurants and everyday services, alongside established commercial activity supporting demand for office and business accommodation. Its position within the Essex countryside, while remaining accessible to the wider regional economy, makes it an attractive location for businesses and their employees.

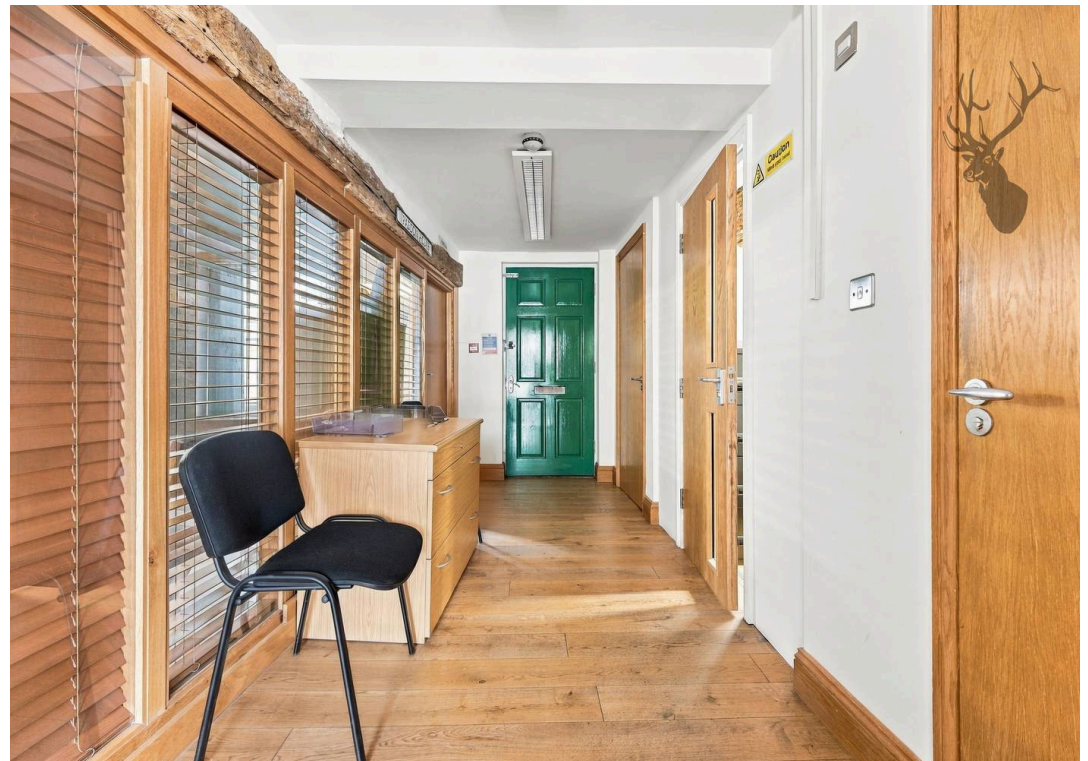
The property benefits from access to the A120, providing an important east-west road connection towards Bishop's Stortford, Braintree and Colchester, as well as routes towards the M11 for travel to London and Cambridge. London Stansted Airport is also within convenient driving distance, offering domestic and international air connections for businesses with wider travel requirements.

Combining a desirable market town location, accessible road links and proximity to Stansted Airport, this distinctive commercial property presents an appealing investment opportunity, offering established income, further rental potential and characterful commercial accommodation within a well-connected part of Essex.

Tenure: Freehold

EPC Energy Efficiency Rating: C







12, Stortford Road, Dunmow

Approx. Gross Internal Area 239.5 sq. metres (2578.3 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

12 B, Stortford Road, Dunmow

Approx. Gross Internal Area 245.5 sq. metres (2642.7 sq. feet)

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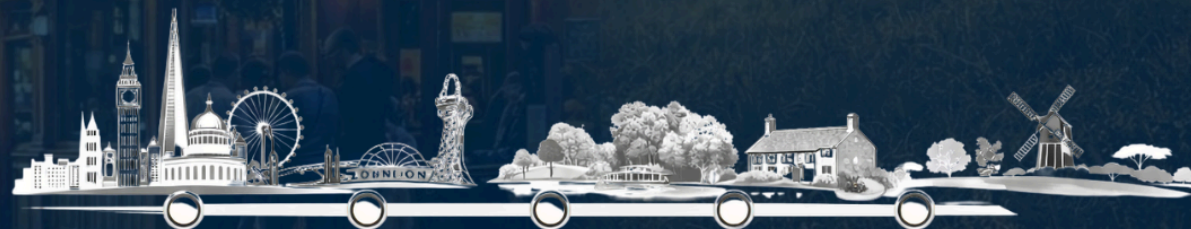
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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