

Unit 26 Twyford Business Centre, London Road,
Bishop's Stortford, Herts CM23 3YT

INDUSTRIAL TO LET

Industrial unit of 2,292 sq ft (212.91 sq m)



- Office and workshop
- Popular estate
- Excellent access for M11, A120 & Airport
- Parking spaces

Coke Gearing
consulting
Chartered Surveyors

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Unit 26 Twyford Business Centre, London Road, Bishop's Stortford



Location

Situated off London Road on the edge of Bishop's Stortford, this busy industrial estate has excellent access to the M11 motorway for London / Cambridgeshire. Stansted Airport is approx 8 miles.

Description

On offer is an industrial unit with office / workshop and storage space located on an established and popular business estate. The unit is of steel frame construction and is heavily mezzanined.

The ground floor comprises workshop / trade counter space with additional storage rooms, kitchen and WCs. The first floor comprises open plan, modern office space with suspended ceilings, air con and heating. The property has a roller shutter door of 3 m width, good access and parking for six vehicles.

There is III phase electricity, mains water and drainage.

Accommodation (Approximate only)

Ground Floor

110.25 sq m 1,187 sq ft

First Floor

102.66 sq m 1,105 sq ft

Total

212.91 sq m 2,292 sq ft



Tenancy

The property is available on a new fully repairing and insuring lease on terms to be agreed.

Rent

£23,500 per annum plus VAT.

Service Charge

The property is subject to a service charge – please contact the Agent for details.

Rateable Value

From the Valuation Office Agency website, we understand the premises are assessed for rates as £19,000 on the 2017 rating list.

Based on a UBR of 50.3p the rates payable would be £9,557 per annum.

EPC

Rating – TBC, has been commissioned.

Legal Costs

The Tenant is to contribute £1,250 + VAT towards the Landlords Legal Fees.

Viewings

For further information please contact:

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