

28 Raynham Road, Bishop's Stortford, Herts CM23 5PE

INDUSTRIAL TO LET

1,972 sq ft 183.20 sq m



- Warehouse with trade counter and office space
- Close to the M11/A120
- Mid-terrace property on popular estate

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

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Location

The property is located in a terrace of industrial units on Raynham Road, Bishop's Stortford's primary industrial estate. The estate is in close proximity to the M11 at junction 8, the A120 and Stansted Airport.

Description

The property comprises an end terrace light industrial unit offering part warehouse/office area. The unit benefits from a kitchen facility and WCs on the ground floor. There is soft storage above the office element.

Customer access is to the front of the unit opening onto a trade counter area which leads through to the office areas, beyond which the warehouse lies. The warehouse area is to the rear with sliding doors for vehicular access.

Accommodation

TOTAL **183.20 sq m** **1,972 sq ft**

Terms

The premises are available on a new effective full repairing and insuring lease on terms to be agreed.

Rent

£24,000 per annum exclusive.

VAT

All figures quoted are subject to VAT at the prevailing rate, if applicable

Business Rates

From the Local Rating Authority website, we understand the premises are assessed for rates as follows:-

Current Rateable Value (1 April 2023 to present)
£13,250.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the East Herts Business Rates team and the Valuation Office.

It should be noted that tenants could receive up to 100% Business Rates relief on application.

Service Charge

Further information available on request.



Viewings

For further information please contact:

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