

Unit 5, M11 Business Link, Stansted, Essex CM24 8GF

INDUSTRIAL TO LET

297 sq m / 3,197 sq ft



- Modern industrial / warehouse unit
- Generous yard and good parking provision
- Excellent location for Stansted Airport, M11 / A120 and Rail Network

Coke Gearing
consulting
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Location

The M11 Business Link is a modern estate constructed in 2008, situated just 3.5 miles north of Bishop's Stortford and 3 miles (by road) west of Stansted Airport. M11 Junction 8 is 2 miles by road, providing easy access to London, the M25 and wider motorway network, and Cambridge to the north. The A120 connects east to west. There are fast mainline rail services from Stansted Airport and Bishop's Stortford to London Liverpool Street (40 minutes) and dedicated coach and bus services serving both local and national routes.

Description

A modern steel portal framed industrial unit with sheet metal roof with translucent roof panels and externally clad.

Entering the property from the full height roller shutter door this leads into an open plan warehouse area, with approximately 7.5 m minimum eaves height rising to 8.4 m. Internally a staircase leads to the first floor open plan office accommodation with kitchenette area. The office area has good natural light, heating and air-con. There is also a WC on the ground floor.

Externally a dedicated front yard of approximately 21 m depth provides a loading area and also seven allocated parking spaces (more if double parked). Mains III phase electricity connected and fibre internet available.

Accommodation

Gnd Warehouse	249 sq m	(2,680 sq ft)
1 st Floor Office	48 sq m	(517 sq ft)
Total	297 sq m	(3,197 sq ft)

Rent

£45,000 per annum exclusive plus VAT.

Terms

The property is available for occupation by way of a sublease expiring 26th July 2026.

EPC

EPC rating – C-74

Rateable Value

The premises are listed on the VOA with a rateable value of £34,000 with rates payable of £16,966 pa, assuming a UBR of 49.9p. All interested parties are advised to make their own enquiries with Uttlesford District Council

Service Charge

The proportion towards the common parts of the Estate for 2024 are approximately £XXXX per annum which are revised annually.

Legal Costs

Each party to pay their own legal fees in relation to this matter.

Viewings

For further information please contact:

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