

Units J1 & J6, Peek Business Centre, Woodside, Dunmow Road,
Bishop's Stortford, Hertfordshire CM23 5RG

INDUSTRIAL/E CLASS UNIT

TO LET

2,423 - 4,855 sq ft



- UNIT CAN BE SPLIT to provide 2 x 2,500sqft
- Two automatic roller shutter doors
- Modern unit on a well-established business estate
- Excellent access for A120/M11/Stansted
- Suitable for a variety of different uses

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INDUSTRIAL UNIT/S TO LET



Location

Situated off the Dunmow Road on the edge of Bishop's Stortford, this busy industrial estate has excellent access to the M11 motorway for London/Cambridgeshire.

Description

On offer is a modern industrial unit on a well-established industrial estate in Bishop's Stortford.

The unit benefits from two full height automatic roller shutter doors and front yard areas for loading and unloading purposes. There are two temporary internal partition rooms which parties can have the option to either remove or remain at the premises.

There are two entrances to the unit via a pedestrian door, both of which are suitable for front reception areas. Another pedestrian door is located on the side of the unit providing access onto the road. Three Phase power is available. UNIT CAN BE SPLIT INTO 2 UNITS.

Terms

New fully repairing and insuring lease on terms to be agreed.

Rent

£30,000 pa - £58,500 per annum

VAT

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



Parking

Four allocated parking spaces with double parking available. Please contact agent for further details.

Business Rates

Current Rateable Value (1 April 2023 to present) - £43,250 for the unit as a whole.

Service Charge

Up to approx. £3,000 + VAT per annum

Buildings Insurance

Up to approx. £1,500 plus IPT per annum

Legal Costs

The incoming tenant is to pay £1,800 + VAT as a nonrefundable legal fees contribution to Tees Solicitors: upon receipt the lease shall be issued.

Viewings

For further information please contact:

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