



Industrial Unit | TO LET

3,501 sq ft | 325.25 sq m

20-21 Raynham Road, Bishop's Stortford, Herts CM23 5PD

-  Generous parking/yard area
-  Popular industrial estate
-  Clear height of 3.3 m rising to a maximum of 4.9 m

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Location

The property is located on Raynham Road Industrial Estate, situated off the A1250 (Dunmow Road), approximately one mile from Junction 8 of the M11 and only eight minutes' drive from Stansted Airport. Raynham Road Industrial Estate is a popular estate with both trade and industrial occupiers including Screwfix, Edmundson's, Toolstation and CEF.

Description

20-21 Raynham Road is an end of terrace ground floor warehouse, of steel portal frame construction with a minimum eaves height of 3.9 m rising to a maximum of 4.9 m.

The property benefits from two roller shutter doors accessed via a concrete yard to the rear and a first-floor mezzanine providing extra storage space. The property has several allocated car parking spaces located along the side of the unit.

Rent

£45,000 per annum exclusive

Accommodation

3,501 sq ft 325.25 sq m

Service Charge

The Tenant will be responsible for paying a fair proportion of the estate service charge; the current premium is £2,016.00 per annum.

Buildings Insurance

The Tenant will be responsible for re-imbursing the Landlord for the building insurance; the current premium is £721.71 per annum.



Services

We understand that mains electricity, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

Business Rates

The property has a rateable value of £22,750 equating to rates payable of circa £11,352 per annum, assuming a UBR of 49.9p.

We advise interested parties to conduct their own due diligence and make their own enquiries with the Local Council.

Terms

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

EPC

This unit will have an EPC rating of B or higher after a new assessment.

VAT

VAT chargeable at the current rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.



Viewings

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