

Coke Gearing

consulting

Chartered Surveyors

32a Twyford Business Centre,
London Road, Bishop's
Stortford, Herts CM23 3YT

Industrial Unit 4,807 sq ft – 5,826 sq ft

- Established and popular estate
- Excellent access for town centre, M11, A120 and Stansted Airport
- Warehouse/Office
- Four allocated car parking spaces

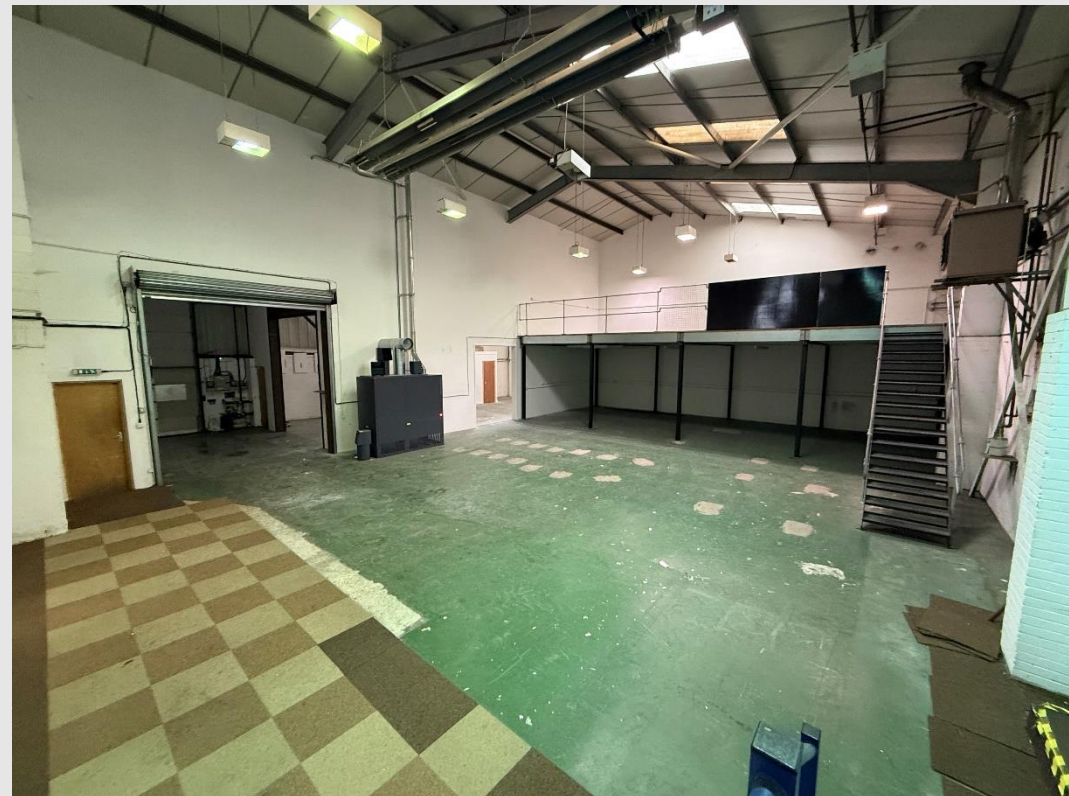


To Let

WWW.COKEGEARING.CO.UK

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 and Cambridge. Stansted Airport is approx. 8 miles away.



DESCRIPTION

On offer is an industrial unit with warehouse, office and showroom space on an established and popular business estate. The unit is of steel frame construction under a pitched metal sheeted roof.

The ground floor comprises mainly open plan warehousing with 6m eaves and gas blower heater and a showroom area with laminate flooring and strip lighting. There are WC and kitchenette facilities to the rear.

The first floor comprises office accommodation and storage, with heating and air-conditioning. The property has a roller shutter door of 3 m width and four allocated parking spaces.

All mains services are connected: III phase electricity, gas, water and mains sewerage.

Please note the area outlined in green on the floor plan is not included when taking 4,807 sq ft and the area in red will become a communal loading area. If someone wishes to take the full 5,826 sq ft these areas are included and exclusively demised to the unit.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Ground Floor	4,335	402
First Floor storage mezzanine	1,106	103
First Floor office	385	36
Total	5,826	541

Floor areas stated are Gross Internal Area (GIA) and are approximate. Interested parties should verify all measurements independently

TENURE

Leasehold

PRICE

£44,500 per annum (4,807 sq ft)
£54,750 per annum (5,826 sq ft)

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

BUSINESS RATES

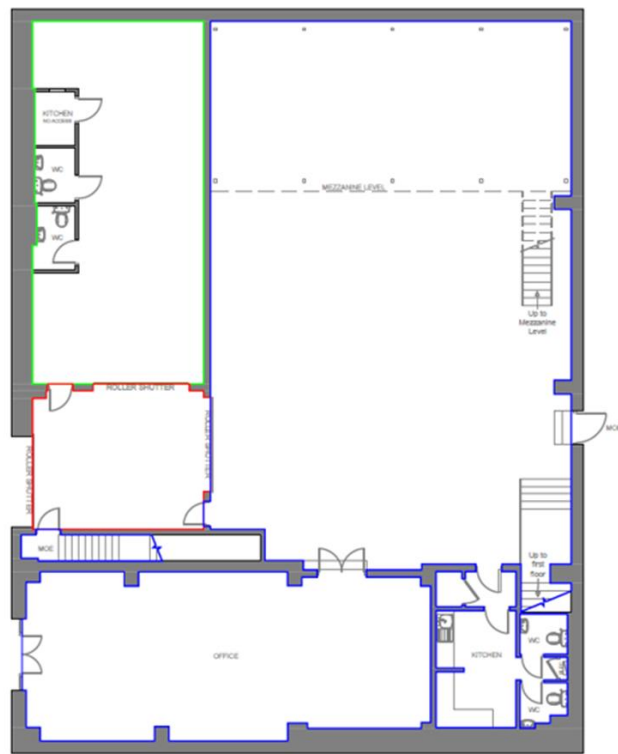
Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE (EPC)

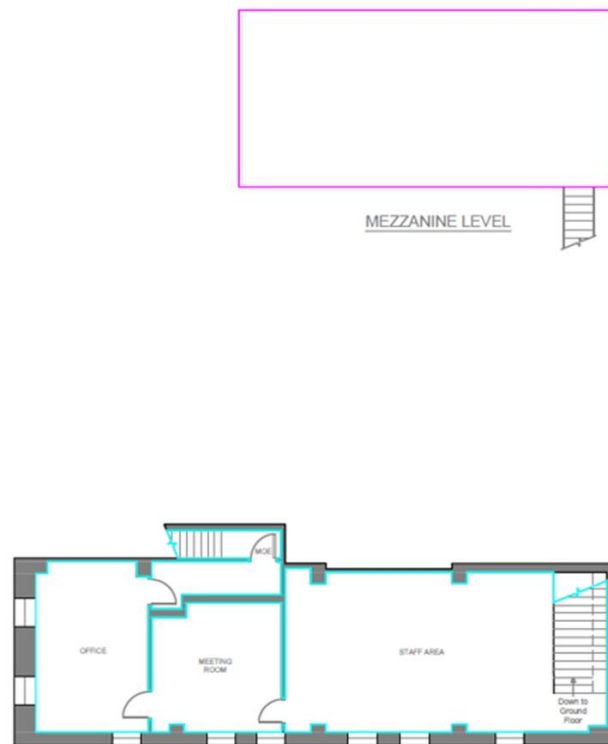
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ANTI MONEY LAUNDERING

In accordance with the latest Anti-Money Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.



GROUND FLOOR



FIRST FLOOR



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Bishop's Stortford | 01279 758758

Chelmsford | 01245 676938

Colchester | 01206 932460



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Details prepared on 30/04/26