

Coke Gearing

consulting

Chartered Surveyors

Units 19 & 20, M11 Business Link, Stansted, Essex CM24 8GF



To Let

Office
2,594 – 5,188 sq ft 241 – 482 sq m

- Modern, mainly open plan office accommodation (may split into two smaller suites)
- Detached property with good parking provision
- Excellent location for Stansted Airport, M11, A120 and Rail Network
- Established and popular office business park

WWW.COKEGEARING.CO.UK

LOCATION

The M11 Business Link is a modern business park 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

On offer is a modern, detached, two-storey office with mainly brick elevations under a pitched, tiled roof. On entering the property there are two entrance lobbies with glazed pedestrian access doors leading to an open staircase.

The ground and first floor of each unit provide newly refurbished open plan space with each floor having WCs. The space is fully air-conditioned with raised floors and suspended ceilings. The office has good natural light throughout.

Externally there is a dedicated car parking area with 18 allocated parking spaces, but more could be accommodated if double parked.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Unit 19	2,594	240
Unit 20	2,594	240
Total	5,188	481.98

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



TENURE

The property/properties are available by way of a new full repairing and insuring lease on terms to be agreed.

PRICE

Unit 19 - £51,880 per annum exclusive
Unit 20 - £51,880 per annum exclusive

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)

C - 69

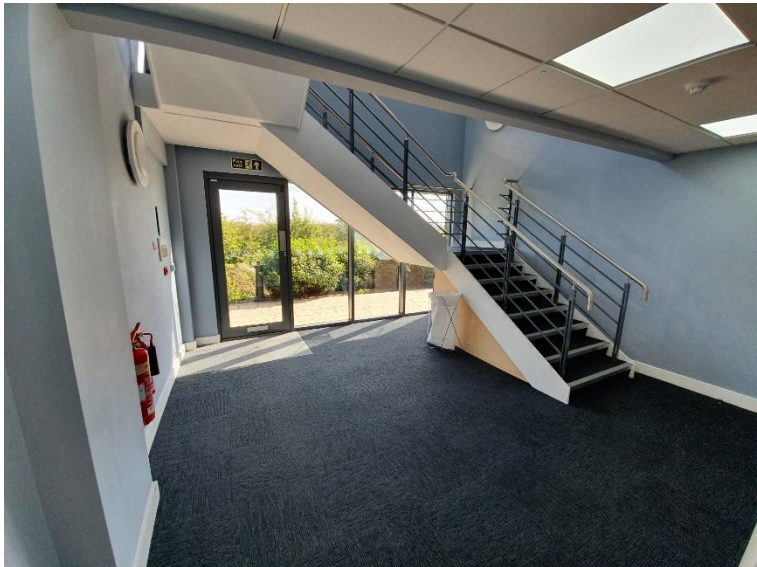
ANTI MONEY LAUNDERING

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

LEGAL & PROFESSIONAL COSTS

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





Coke Gearing

consulting

Chartered Surveyors

Bishop's Stortford | 01279 758758

Chelmsford | 01245 676938

Colchester | 01206 932460



CAROL PHILPOTT

01279 758758

carol@cokegearing.co.uk



FELICITY THOMAS

01279 758758

felicity@cokegearing.co.uk

■ Investments ■ Valuations ■ Surveying ■ Landlord and Tenant ■ Planning Advice ■ Development ■ Sales and Lettings

Misrepresentation Act 1967: Coke Gearing Consultants Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Coke Gearing Consultants Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Details prepared on 18/04/2026