

Coke Gearing

consulting

Chartered Surveyors

Plot 3, The Firs, Watermill
Industrial Estate, Aspenden
Road, Buntingford, SG9 9JS

OPEN STORAGE YARD TO RENT

- Yard site area of 566 sq m (6,098 sq ft)
- Established industrial estate
- Compacted hardcore surfaced yard
- Close to A10
- Securely gated with metal fencing



TO LET

LOCATION

Watermill Industrial Estate occupies a strategic commercial location on the eastern edge of Buntingford, with immediate access to the A10 trunk road. The A10 provides a key north-south transport corridor linking Cambridge (approximately 25 miles north) with Hertford, the M25 (Junction 25) and Greater London to the south.

The estate is well positioned to serve the London–Cambridge growth corridor, offering efficient access to regional and national distribution networks. Major logistics hubs, including the M11, A1(M) and M25 motorways, are readily accessible, enabling convenient freight movements throughout the South East, East Anglia and the Midlands.

Buntingford's location provides occupiers with a cost-effective alternative to larger logistics centres whilst maintaining excellent connectivity to key population centres and commercial markets. The estate is therefore well suited to warehousing, trade counter, manufacturing and last-mile distribution operations serving Hertfordshire, Essex, Cambridgeshire and North London.



DESCRIPTION

On offer is a compacted hard cored secure yard with gated access, providing valuable external storage and parking within a fully fenced site. The yard also benefits from an on-site power supply, portable WC facilities and a storage container, creating a practical and versatile space suitable for a range of commercial uses.

The storage container is equipped with a water supply and mains electricity, including a consumer unit. It features a sink with hot water, lighting and power outlets, making it suitable for use as an on-site office space if required.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Yard site area	6,098	566
Total	6,098	566

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



TENURE

Leasehold

Rent

£22,000 per annum. VAT is not applicable

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

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.

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Bishop's Stortford | 01279 758758

Chelmsford | 01245 676938

Colchester | 01206 932460



CAROL PHILPOTT

07300 861 388

carol@cokegearing.co.uk



HENRY WARBURTON

07957 483 057

henry@cokegearing.co.uk

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Details prepared on 18/05/2026