

Coke Gearing

consulting

Chartered Surveyors

Unit 5, Stort Valley Industrial
Estate, Stansted Road,
Bishop's Stortford, CM23 2TU

- Recently refurbished
- Car parking and forecourt
- Three phase power
- Full height roller shutter door



TO LET

LOCATION

Stort Valley Industrial Estate is located on Stansted Road, which is a main route connecting the town centre with the A120 bypass. This is a popular commercial location with a range of high-profile occupiers. The A120 offers access to the M11 (J8), approximately 2 miles to the east, and to the A10 to the west. London Stansted Airport is adjacent to J8 of the M11.



DESCRIPTION

This unit comprises a modern steel framed construction with brick/block cladding to approximately 2.5 metres and profile steel cladding above.

The unit has an office, reception area and WCs. The warehouse area has a clear height of 5.7 m, rising to 8 m and is served by a full height roller shutter door.

Externally, the unit benefits from a forecourt for loading and parking.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Main Warehouse (GIA)	3,106	289

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



TENURE

Leasehold

PRICE

£50,000 per annum exclusive

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)

To be assessed

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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Details prepared on 15/05/2026