

Coke Gearing

consulting

Chartered Surveyors

Block J, Unit 2, Peek
Business Centre,
Woodside, Dunmow
Road, Bishop's Stortford,
Herts CM23 5RG

- 2,500 sq ft Industrial unit
- Four parking spaces
- Large roller shutter door
- Excellent access for A120/M11/Stansted Airport
- Modern unit on a well-established business estate

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To Let

LOCATION

Situated off the Dunmow Road, to the northeast of Bishop's Stortford, this is a very popular and busy commercial estate that has excellent access to the M11 motorway for London and Cambridge.

DESCRIPTION

A modern, steel frame industrial unit with roller shutter and pedestrian access. The unit stands in a terrace of five and includes four parking spaces, two immediately outside the unit and two others allocated on the estate; there is also space to park in front of the roller shutter door.

Internally the unit benefits from an open plan warehouse with a WC, kitchenette and small office.

ACCOMMODATION

Approximate gross internal area:

Total	232 sq m	2,500 sq ft
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Rent

£31,250 + VAT per annum

Service Charge & Building Insurance

The current service charge is £1,850+ VAT per annum.

The building insurance premium is currently £694.40 inc IPT per annum.

Please note both are subject to change year on year.

Business Rates

The property has a current ratable value of £29,000 as per 1 April 2026 assessment. All interested parties should make their own enquires with East Herts Council to determine rates payable.

Services

We understand that 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.

EPC

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Legal Costs

The Tenant is to contribute £1,500 + VAT towards the Landlord's legal fees.

Terms

The property is available by way of a flexible lease, terms to be agreed.

VAT

The rent is subject to VAT.

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