

Coke Gearing

consulting

Chartered Surveyors

33 Raynham Road, Bishop's
Stortford, Herts CM23 5PE

Industrial Unit - 2,806 sq ft

- Popular & established industrial estate
- Smart office accommodation
- Open plan warehouse
- Rear access
- Available immediately



To Let

WWW.COKEGEARING.CO.UK

LOCATION

The property is located on the well-established Raynham Road Industrial Estate, just off the A1250 (Dunmow Road). The estate benefits from excellent transport links, being approximately one mile from Junction 8 of the M11 and only an eight-minute drive from Stansted Airport. Bishop's Stortford town centre and mainline railway station are also around one mile away. The estate accommodates a diverse range of occupiers, including trade counter operators, manufacturers and distribution businesses.



DESCRIPTION

The property is a mid-terrace light industrial unit incorporating both warehouse and office accommodation.

The unit benefits from newly refurbished kitchen and WC amenities located on the ground floor, together with a tastefully decorated office and workspace area, which also has the added benefit of air conditioning. This leads onto a large warehouse area, ideal for storage and/or workshop. Within the warehouse access can then be gained to a mezzanine, which would be suitable for additional storage. Access into the property is either by a pedestrian door to the front, or double sliding doors at the rear that provide direct access to the warehouse.

Please note that tenants will be responsible for reimbursing the Landlord for the service charge, which is currently £400 per quarter and buildings insurance, amount to be confirmed.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Office, Kitchenette & WCs	793	73.67
Warehouse	1,220	113.34
Mezzanine	793	73.67
Total	2,806	260.68



TENURE

The property is available by way of a fully repairing and insuring lease, terms to be agreed.

PRICE

£28,000

LEGAL & PROFESSIONAL COSTS

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

VAT

No VAT is payable on the rent. However, all 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 - 61
Expires 28th June 2030

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 30/04/26