

# Coke Gearing

consulting

Chartered Surveyors

**Yard 7, Stansted Distribution  
Centre, Start Hill, Bishop's  
Stortford, Herts CM22 7DG**

Yard with Workshop/office

- Useable net Yard area 1,943.85 sq m (20,923 sq ft)
- Workshop/Offices GIA 134.67 sq m (1,450 sq ft)
- Hard surfaced yard with workshop and office
- Close to M11 and Stansted Airport



**TO LET**

# LOCATION

Stansted Distribution Centre is located approximately half a mile to the east of Junction 8 of the M11 motorway at Stansted Airport. The site is accessed via the B1256 on the southern boundary of the Airport and comprises a multi-occupier business park and distribution facility.



# DESCRIPTION

The site can be described as a secure yard facility with supporting double bay workshop unit, suitable for valeting, and office premises. Previous uses have included car rental companies, car sales and distribution and utility vehicle depot.

On offer is a hard surfaced, secure yard area with palisade fencing. There is a workshop/storage unit/valeting bay area and single-storey modern offices with kitchenette, WC and shower facilities.

| Accommodation         | Sq ft (approx.) | Sq m (approx.)  |
|-----------------------|-----------------|-----------------|
| Useable net yard area | 20,923          | 1,943.85        |
| Ground Floor Offices  | 1,450           | 134.67          |
| <b>Total</b>          | <b>22,373</b>   | <b>2,078.52</b> |

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



# TENURE

Leasehold

# RENT

£118,000 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](http://www.gov.uk/find-business-rates)

# ENERGY PERFORMANCE CERTIFICATE (EPC)

B -45

Expires 30<sup>th</sup> November 2035

# 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.

# Coke Gearing

## consulting

### Chartered Surveyors

Bishop's Stortford | 01279 758758

Chelmsford | 01245 676938

Colchester | 01206 932460



**ADAM TINDALL**

07776 211722

01279 758758

adam@cokegearing.co.uk



**FELICITY THOMAS**

07961 778135

01279 758758

felicity@cokegearing.co.uk



**MATTHEW FLEMMING**

07957 483057

01279 758758

matt@cokegearing.co.uk

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Details prepared on 30/04/26