

Coke Gearing

consulting

Chartered Surveyors

**Yard 8, Stansted Distribution
Centre, Start Hill, Bishop's
Stortford, Herts CM22 7DG**

Yard with site office

- Useable net Yard area 33,064 sq ft (3,072 sq m)
- Workshop/Offices GIA 307 sq ft (28.50 sq m)
- Part asphalt surfaced, part Type 1 surfaced yard with site 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 yard is enclosed by palisade perimeter security fencing with large double access gates entering the mixed surface yard which is part asphalt and part Type 1. There is also a small brick site office on site with services including a WC measuring approx. 307 sq ft.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Useable Net Yard area	33,064	3,072
Workshop/Offices	307	28.50
Total	33,371	3,100



TENURE

Leasehold

PRICE

£146,000 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)

B -27
Expires 9th October 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.

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Details prepared on 30/04/26