

UNDER REFURBISHMENT

Industrial Units | TO LET

7,598 sq ft – 12,552 sq ft | 705.88 – 1,166 sq m (GEA)

Units 3, 4 & 5 Raynham Road Industrial Estate, Bishop's Stortford, Herts CM23 5PB

- CG Popular and established industrial estate
- CG Convenient location to access A120/Stansted Airport/M11
- CG Generous yards and parking provisions
- CG Ground and first floor offices
- CG Full height automatic roller shutter doors

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Location

The property is on the popular Raynham Road Industrial Estate, which is situated off the A1250 (Dunmow Road), approximately one mile from M11 Junction 8 and only an eight-minute drive from Stansted Airport. The Estate is also approximately one mile away from Bishop's Stortford town centre and mainline railway station. It is home to a variety of occupiers including several trade operators as well as manufacturers and distribution warehouses.

Description

Both units are modern warehouse units constructed of steel portal frame with external cladding and glazing to elevations, full height automatic roller shutter door, generous external loading area and car parking with 17 allocated parking spaces.

Unit 3 provides an open plan warehouse area with a minimum eaves height of 6.55 m rising to max eaves height of 7.9 m. There are ground floor offices, a kitchen area and WCs. There is a lobby area with a further WC, disabled lift and stairs leading to the first-floor office which is fully carpeted, open plan and air-conditioned. There are extra parking spaces down the side of the unit.

Units 4 & 5 internally provide mainly an open plan warehouse accommodation with concrete flooring and an eaves height of 8 m. There is also a ground floor reception area and WC with offices on the ground and first floors with good natural light.

Please note both units are due to be refurbished; please contact agent for further details on the proposed works.

Description	Unit 3	Unit 4&5
Warehouse (sq ft)	4855	10,356
Office (sq ft)	1695	1098
Ground floor office (sq ft)	1048	1098
TOTAL GEA (sq ft)	7598	12,552



Rent

Price on application

Buildings Insurance

Unit 3 £1,734.25 per annum
Unit 4 & 5 £2,926.06 per annum

Business Rates

As of 1 April 2026, these properties will have a combined rateable value of £203,000 per annum. Assuming a UBR of 55.5p, the payable rate will be £111,650 for both properties. Please contact agent for further details on how the rates will be split if the units are taken separately.

Services

Gas, three phase electricity, mains water and drainage are all connected.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewings

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CHARTERED SURVEYORS

Service Charge

Unit 3 £4,460.40 per annum
Unit 4 & 5 £7,602.00 per annum

Terms

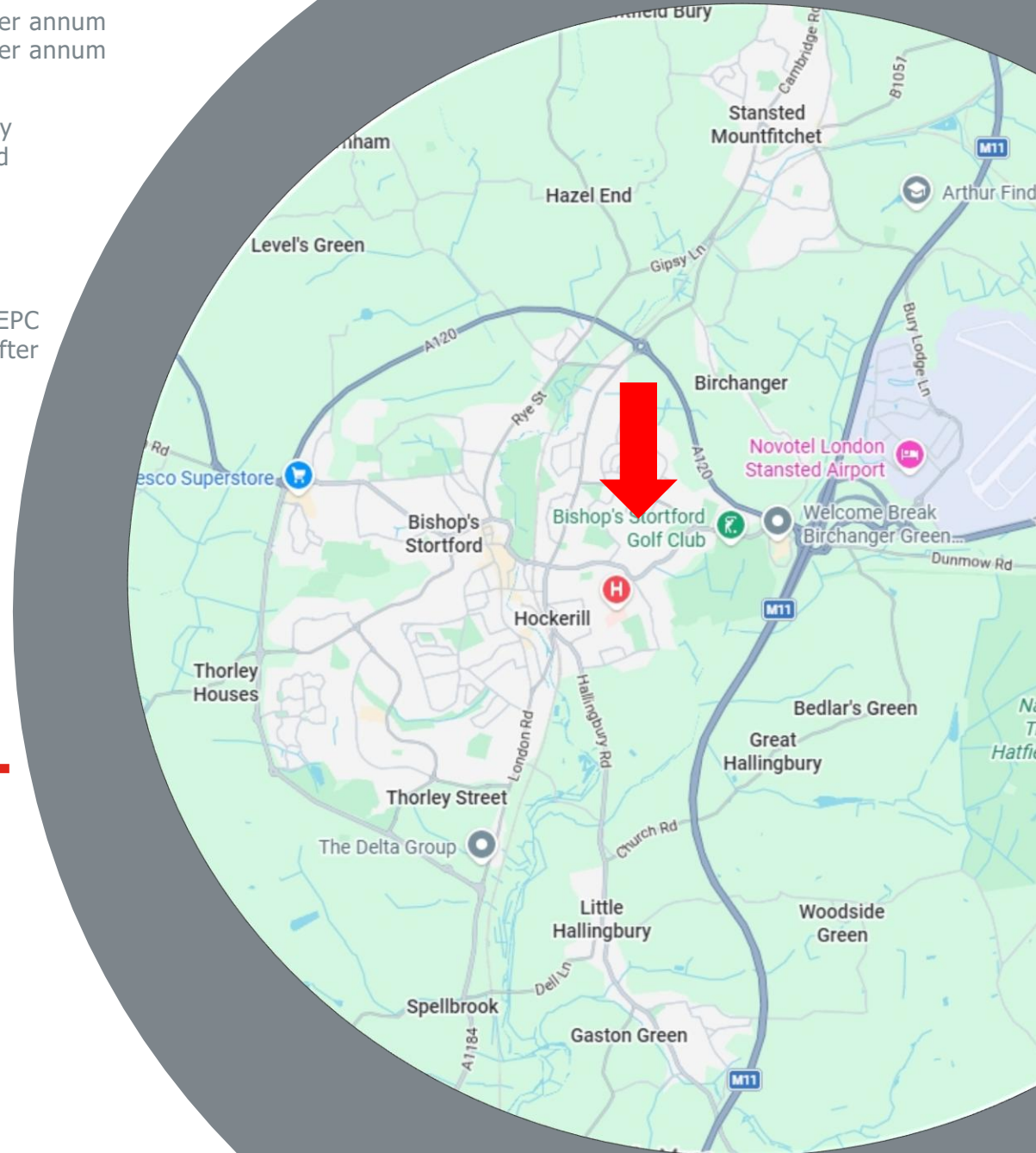
The property is available by way of a fully repairing and insuring lease, terms to be agreed.

EPC

These units will have an EPC rating of B or above after refurbishment.

VAT

VAT chargeable at the current rate.



Map provided by Google Maps

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