Land at Roman Lane, Stansted Airport, Essex CM24 1RY

YARD TO LET

4,198 sq m (1.03 acres)

To be let to occupiers in connection with air related activities



Excellent access to A120 and M11 Junction 8 Rarely available yard space and hard standing areas Located at London Stansted Airport



www.cokegearing.co.uk

Land at Roman Lane, Stansted Airport, Essex CM24 1RY



Use

To be let only to occupiers who are connected to the Airport and / or air related activities.

Location

The yard is located approximately 1.5 miles from Stansted Airport terminal building and half a mile from the A120 and Junction 8 of the M11 which leads south to the M25 and wider motorway network and north to Cambridge and the A14.

Description

This parcel of land comprises various areas ranging from concrete surfaced to hard standing. Some areas have been sectioned off by previous occupiers; however, the space could be converted to provide a single, selfcontained area.

The land benefits from an excellent location and secure access with shared secure palisade fenced gate and thereafter a secondary secure area.

Suitable for a variety of different uses.

Accommodation

1.03 acres 4,198 sq m 45,194 sq ft



Rent

£90,500 per annum exclusive

Services

Power potentially available, to be confirmed.

No gas, water or sewerage.

Rateable Value

The accommodation is currently not listed on the Valuation Office website and we do not believe it has currently been assessed for rates.

Legal Fees

The incoming party is required to cover the landlords legal fees.

Viewings

For further information please contact:

Adam Tindall / George Warburton: Office: 01279 758758 Mobile: 07776 211722 / 07957 483057 Email: adam@cokegearing.co.uk george@cokegearing.co.uk

Disclaimer: Coke Gearing Consulting for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. 2) Coke Gearing Consulting cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy. 3) Rents quoted in these particulars maybe subject to VAT addition. 4) Coke Gearing Consulting will not be liable in negligence or otherwise for any loss arising from the use of these particulars and 5) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to their requirements. 6) No employee of Coke Gearing Consulting has any authority to make or give any representation of warranty or enter into any contract whatever in relation to the property. April 2014