

Unit 6, Raynham Close, Bishop's Stortford, Herts CM23 5PB

INDUSTRIAL TO LET

3,817 sq ft (354.6 sq m)



- Popular trade counter estate
- Excellent location for A120/Stansted Airport/M11
- Local occupiers include Toolstation, Plumb Center, Motor Parts Direct, Screwfix and Edmundson

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Location

Situated off the Dunmow Road on the edge of Bishop's Stortford, this busy industrial estate has excellent access to the M11 motorway for London and Cambridgeshire.

Description

On offer is an end of terrace, steel framed industrial trade counter unit with roller shutter door and glazed pedestrian entrance due for refurbishment shortly.

III Phase power, mains water and sewerage.

Seven allocated parking spaces plus additional space on the approach and extra communal parking.

A popular estate for trade counter users with a mixture of both local and national occupiers, some of whom include:

- Toolstation
- Plumb Center
- Screwfix
- Motor Parts direct
- City Electrical Factors
- Edmundson Electrical
- Stortford Performance Tyres
- M & J Hire

Rent

£38,170 per annum exclusive

Accommodation

Gross external measurements as follows:

Warehouse	271.00 sq m	2,917 sq ft
Ground floor office	41.85 sq m	450 sq ft
First floor office	41.85 sq m	450 sq ft
TOTAL	354.70 sq m	3,817 sq ft

Rateable Value

The unit is currently listed on the 2017 draft Rating List at £25,750. Assuming a UBR of £49.1 p, rates payable will be £12,643 per annum.

Service Charge

There is a service charge payable for communal maintenance and upkeep of the estate. Please contact the Agent for further details.

Lease Terms

Available for occupation immediately on a new fully repairing and insuring lease for a minimum of a five-year term.

Legal Costs

Each party to bear their own legal costs.

Viewings

For further information please contact:

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Or our Joint Agents, Bidwells