

Unit 32a Twyford business Centre, London Road,
Bishop's Stortford, Hertfordshire CM23 3YT

INDUSTRIAL UNIT **TO LET**

392.58 SQ M

4,226 SQ FT



- Warehouse with offices on first floor
- Established and popular Estate
- Excellent access for Town Centre, M11 , A120 and Stansted Airport

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

Unit 32a Twyford Business Centre, London Road, Bishop's
Stortford, Hertfordshire CM23 3YT

INDUSTRIAL UNIT TO LET



Location

Situated off London Road on the edge of Bishop's Stortford, this busy industrial estate has excellent access to the M11 motorway for London and Cambridge. Stansted Airport is approx 8 miles.

Description

On offer is an industrial unit with warehouse, office, kitchen, two WC's and 4 car parking spaces.

The property is accessed through a communal roller shutter door (picture above) and has its own steel roller shutter and pedestrian door. Internally there is a large open plan warehouse with 6m eaves and a gas blower heater, there is a mezzanine within the warehouse for extra storage. There is also a kitchen and WCs on the ground.

The first floor office comprises of open plan space and two further private offices, which could be used as meeting rooms.

All mains services are connected, III phase electricity, gas, water and sewerage.

There is a further 756 sq ft showroom space available if required. Please contact the agent for further information.

Terms

The premises are available by way of a new FRI lease for a term to be agreed.

Please note the existing tenants will be issued a months notice to vacate once terms are put into solicitors hands.

Legal costs

Each party to be responsible for their own legal costs.

Business Rates

TBC

EPC

D 76

Accommodation

The unit has the following approximate gross internal floor area:

Warehouse

214.76 sq m 2,312 sq ft

Mezzanine within warehouse

65.32 sq m 703 sq ft

WC/kitchenette

21.19 sq m 228 sq ft

Offices first floor

91.31 sq m 983 sq ft

Total

392.58 sq m 4,226 sq ft

Rent

£29,250 per annum + VAT

Service Charge

There is a service charge budget for the upkeep and maintenance of the estate. This is estimated to be £740 per annum.

Building Insurance

Tenants are responsible to reimburse the landlord for the buildings insurance premium, which is currently £1,975 per annum.

Viewings

For further information please contact and to arrange a viewing please contact:

Felicity Thomas or Adam Tindall

Office: 01279 758758

Email: felicity@cokegearing.co.uk

adam@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 may be 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 the fitness of such items for 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