

Unit 4, Haslemere Industrial Estate, Pig Lane,
Bishop's Stortford, Herts CM23 3HG

INDUSTRIAL TO LET

3,365 sq ft / 313 sq m (plus approx 3,000 sq ft mezzanine)



- Good proximity to Stansted Airport and M11
- Established and popular industrial estate
- Generous yard associated with the unit

Coke Gearing
consulting
Chartered Surveyors

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INDUSTRIAL TO LET



Location

The property is located on the well established Haslemere Industrial Estate to the south of Bishop's Stortford with access of the B1383 to the A1184 and hence to the A120/M11. Bishop's Stortford's main railway station is within walking distance, offering good services to London, Stansted Airport and Cambridge.

Description

The unit comprises an end of terrace industrial/warehouse unit of steel portal frame construction with a combination of brick and profile sheet metal cladding to the elevations, providing ground floor office accommodation and male and female WCs.

The unit benefits from a minimum eaves height of 4.6 m and a maximum of 5.5 m and has a full height roller shutter door, large yard area to the front and generous communal car parking within the estate.

Accommodation

The unit has the following approximate Gross Internal Areas measured in accordance with the RICS Code of Measuring Practice.

Warehouse	(247 sq m)	2,665 sq ft
Offices/WCs	(668 sq m)	710 sq ft
TOTAL	(313 sq m)	3,365 sq ft

The unit also benefits from a substantial mezzanine providing an additional approximate 3,000 sq ft.

Business Rates

The property is listed in the 2017 draft Valuation List as £24,500, which equates to a rates payable of £11,736 assuming a UBR of 47.9 p.

Terms/Rent

The property is available immediately with vacant possession being granted ten weeks from agreement of terms. The property is available by way of an assignment of an existing lease at a current passing rent of £28,026 per annum, expiring on 20 March 2022 with no reviews or breaks. (**NOTE** – The lease is outside the Landlord and Tenant Act and further deposits may be required. Please contact the Agent for further details.)

Service Charge

The 2018 service charge budget is approximately 45p per sq ft, equating to £1,515 pa. Please contact Agent for exact budget.

Legal Costs

Each party to pay their own legal costs.

EPC

TBC

Viewings

For further information please contact:

Adam Tindall MRICS:

Office: 01279 758758

Mobile: 07776 211722

Email: adam@cokegearing.co.uk