Unit 40, Raynham Road Industrial Estate, Bishop's Stortford, Herts CM23 5PE

INDUSTRIAL TO LET

5,362 sq ft (498.14 sq m)

- Popular and established industrial estate
- Convenient location to access A120/Stansted Airport/M11
- Good yard and parking provisions

Coke Gearing consulting
Chartered Surveyors

www.cokegearing.co.uk

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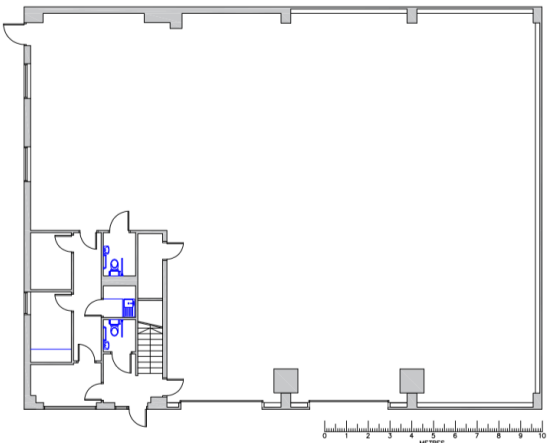

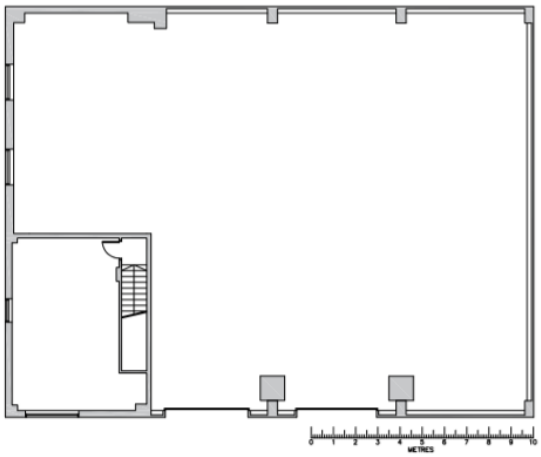

Location

The unit is located 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 a number of trade operators as well as manufacturers and distribution warehouses.

Description

A modern warehouse unit constructed of steel portal frame with external cladding and glazing to elevations, full height roller shutter door, external loading area and car parking both in front and to the side of the unit.

Internally the unit provides a mainly open plan warehouse area with an eaves height of 6.55 m.

There is also a ground floor reception and WC with offices on the first floor with natural light to two elevations.

The property shall be under refurbishment from the end of May 2020 ready for occupation in summer 2020.

Accommodation

Measurements as follows on Landlord original build GEA:

GF warehouse -	400.59 sq m	4,312 sq ft
GF office -	48.77 sq m	525 sq ft
FF office -	48.77 sq m	525 sq ft
Total -	**498.14 sq m**	**5,362 sq ft**

Services

Gas, three-phase electricity, mains water and drainage are all connected, but not tested.

Lease Terms

The unit is available on a new, fully repairing and insuring lease for terms to be agreed.

The property is available from early summer 2020.

Rent

£52,280 per annum.

Service Charge

There is an Estate service charge which is currently £4,592.65 per annum.

Legal Costs

Each party to bear their own legal costs.

EPC

EPC rating – D 84

Rateable Value

The property is entered into the 2017 Rating List with a rateable value of £32,750. Assuming a UBR of 49.3p, rates payable would be £16,146 per annum.

Viewings

For further information please contact Joint agents:

Adam Tindall: 07776 211722

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