

Unit 3, Raynham Road Industrial Estate, Bishop's Stortford,
Herts CM23 5PB

INDUSTRIAL TO LET

7,598 sq ft (705.88 sq m)



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

Coke Gearing
consulting
Chartered Surveyors

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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, generous external loading area and car parking with 17 allocated parking spaces.

Internally the unit provides an open plan warehouse area with a minimum eaves height of 6.55 m rising to a maximum eaves height of 7.9 m.

To the side elevation the unit provides ground floor, well appointed mainly open plan office space which is carpeted with suspended ceiling, recessed lighting and full air-conditioning. There is also a kitchen area, WCs and reception area.

In the lobby is a further WC, disabled lift and stairs leading to the first floor which is, again, a modern, open plan, air-conditioned office space.

Accommodation

Gross external measurements as follows:

GF Warehouse	451.04 sq m	4,855 sq ft
GF Office, kitchen & WCs	157.47 sq m	1,695 sq ft
FF Office	97.36 sq m	1,048 sq ft

TOTAL **705.87 sq m** **7,598 sq ft**

Services

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

Lease Terms

The unit is available by either assignment or sub-letting of the existing lease, summarized as follows:

- Passing Rent - £59,712 per annum exclusive
- There is a rent review on 29 November 2021
- The lease expires on 30 November 2026
- A Tenant only break clause on 1 December 2021

(NB The lease is outside the security provisions of the L&T Act)

Service Charge

There is an Estate service charge which is currently £6,594 per annum.

Legal Costs

Each party to bear their own legal costs.

EPC

EPC rating – B - 34

Rateable Value

The property is entered into the 2017 Rating List with a rateable value of £64,500. Assuming a UBR of 49.3p, rates payable would be £31,800 per annum.

Viewings

For further information please contact Joint agents:

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