

To Let

Unit 28, Raynham Road Industrial Estate, Bishop's Stortford, CM23 5PE

1,972 sq ft (183.20 sq m)

- End of terrace warehouse
- Level access loading
- Popular and established industrial estate
- Close proximity to M11 and Stansted Airport



To Be Refurbished

Location

The property is well located in an established trade / industrial area to the north east of Bishop's Stortford, within 1.3 miles of the Town Centre and mainline railway station. The location benefits from close amenities and quick access to the M11 via Junction 8 and London Stansted Airport. Raynham Road Industrial Estate is a popular estate with both trade and industrial occupiers including Screwfix, Virgin Media, Toolstation, Wolseley and CEF.

Access to the regions arterial and motorway network is exceptional with the following routes nearby;

A120 within 1 mile

M11 Junction 8 within 1.2 miles

A10 is within 11 miles

M25 Junction 27 within 15.3 miles

A1 (Stevenage) within 25 miles

As well as road connections Bishop's Stortford's railway station is within 1.3 miles and provides a direct train into London Liverpool Street with a journey time of under 40 minutes. London Stansted Airport is within 3.5 miles.

Description

Unit 28 is an end of terrace warehouse unit forming part of a wider estate. The unit is constructed of a concrete frame with brick elevations under a pitched roof. The unit benefits from a level access loading door at the rear of the property. The property has wc's and a kitchenette. Externally there is a yard at the rear of the property and parking at the side.

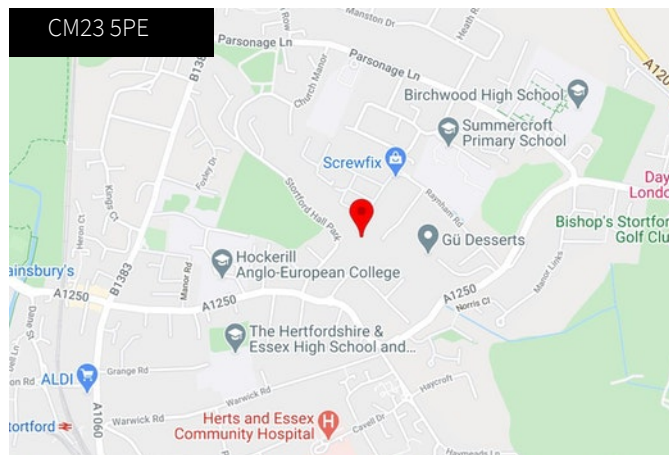
Specification

The unit benefits from the following amenities:-

- Clear height of 3.3m rising to a maximum of 4.9m
- One level access loading doors
- WC's
- Generous parking / yard area

Service Charge

There is an estate service charge applicable to this property. Further details available upon request.



EPC

This property has been graded as EPC exempt - Currently being constructed or undergoing major refurbishment.

Business Rates

Rates payable: £5,738.50 per annum
(based upon Rateable Value: £11,500)

Interested parties are advised to make their own enquiries to the local authority regarding the rate liability and any reliefs that may be available.

Viewing & Further Information

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