

Unit 6, Stansted Distribution Centre, Start Hill
Bishop's Stortford, Herts CM22 7DG

TO LET

YARD WITH WORKSHOP/OFFICE



- Site area 7,200 sq ft / 669 sq m
- Hard surfaced yard with workshop and office
- Close to M11 and Stansted Airport

Coke Gearing
consulting

Chartered Surveyors

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YARD WITH WORKSHOP/OFFICE TO LET



Location

Stansted Distribution Centre is located approximately half a mile to the east of Junction 8 of the M11 motorway at Stansted Airport. The site is accessed via the B1256 on the southern boundary of the Airport and comprises a multi-occupier business park and distribution facility.

Description

Formerly used as a car rental facility and more recently an Ambulance Depot, but suitable for a variety of different uses.

On offer is a hard surfaced, secure yard area with palisade fencing.

There is a workshop/storage unit / valeting bay and single-storey modern offices with kitchenette and WC and shower facilities. Fully automated entry and gates with security alarm.

Accommodation

Yard	596 sq m	6,413 sq ft
Workshop/Storage	38 sq m	406 sq ft
Offices	35 sq m	383 sq ft

TOTAL **669 sq m** **7,202 sq ft**

Service Charge

The current 2020 Service Charge budget for this premises until 31 December 2021 is £2,340.

Buildings Insurance

Buildings insurance to 29 September 2020 is £313.02.

Terms

The property is available by way of an assignment of an existing lease summarized as follows:

Rent of £34,500 per annum exclusive

The current lease is due to expire on 13 August 2025.

The lease will be drawn up on FRI terms.

Business Rates

The premises are listed in the current Valuation List at £15,250, meaning rates payable of £7,670 per annum based on a UBR of 50.3p.

EPC

EPC Rating: D – 99

Costs

Each party to pay their own legal costs.

Viewings

For further information please contact:

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