







Industrial Unit | **TO LET**

8,206 sq ft (762.36 sq m)

Unit 14, Stansted Distribution Centre, Start Hill, Bishop's Stortford, Herts CM22 7DG

-  Well established industrial estate
-  Close to M11 and Stansted Airport
-  Generous forecourt
-  Automatic roller shutter door

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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

The unit comprises a modern, steel portal framed warehouse/industrial unit with a pitched roof.

The warehouse space is open-plan with an undercroft area and a small reception room with WCs. The unit has first floor offices which are fully carpeted with suspended ceilings. The unit benefits from an automatic roller shutter door.

Externally, there is a generous forecourt area for loading/unloading and ample parking provisions along the left-hand side of the yard.

Accommodation

Ground floor warehouse	7,464 sq ft
First floor office:	742 sq ft

Total 8,206 sq ft 762.36 sq m

Terms

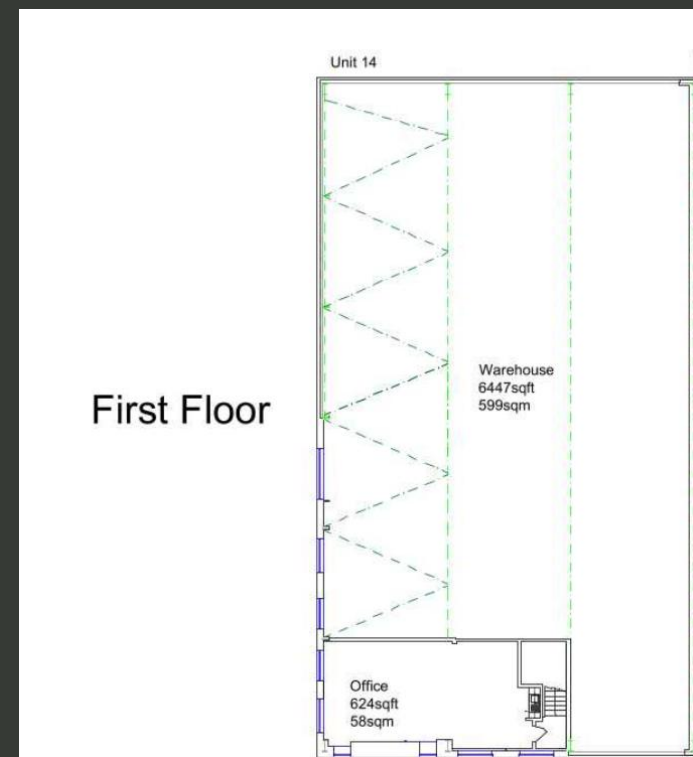
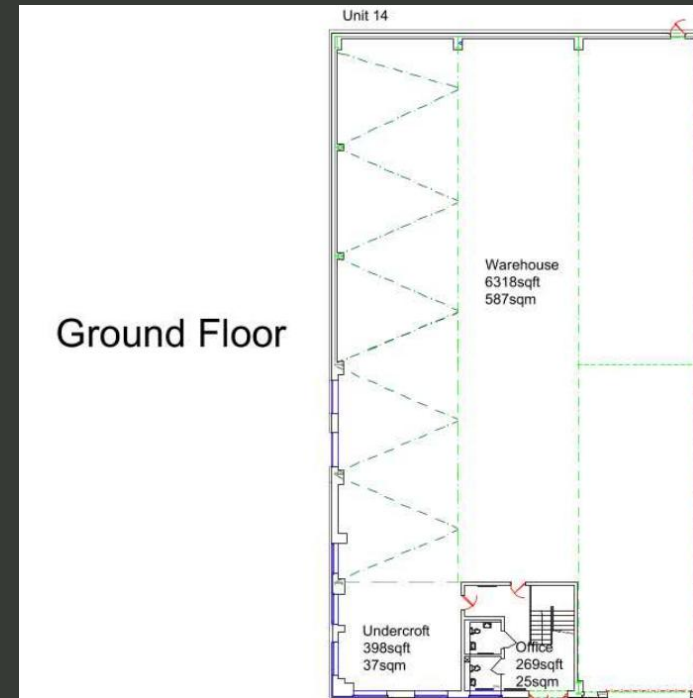
The property is available by way of a new lease to be contracted outside the Landlord & Tenant Act for a minimum period of five years, rent **of £137,500 per annum exclusive.**

Insurance & Service Charge

Service Charge – £4,200.00 per annum

Insurance - £2,293.68 per annum

Proposed Floor Plans



Business Rates

From 1 April 2026, the property has a rateable value of £114,000 equating to rates payable of circa £62,700 per annum, assuming a UBR of 55.5p.

Services

We understand that mains electricity, water and telephone / data services are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewings

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VAT

VAT chargeable at the current rate.

