

Coke Gearing

consulting

Chartered Surveyors

9, Southmill Trading Centre
Bishop's Stortford, Herts
CM23 3DY



Business Unit To Let – 2,450 sq ft

- Close to town centre and railway station
- On-site parking
- Established and popular business centre

TO LET

WWW.COKEGEARING.CO.UK

LOCATION

The property is located within a purpose-built business centre, situated on the banks of the River Stort, close to Bishop's Stortford town centre.

The property has easy access to Junction 8 of the M11 and Stansted Airport and is a 3-minute walk from the mainline railway station with both London Liverpool Street and Cambridge being 40 minutes away.



DESCRIPTION

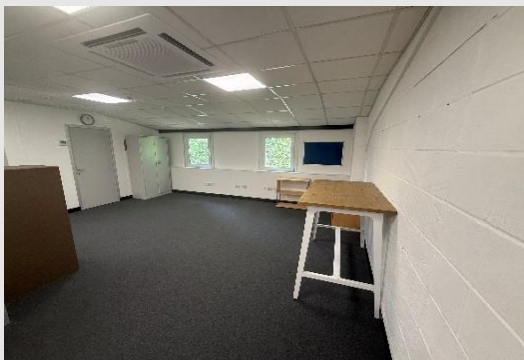
The property forms a mid-terrace industrial unit which, like many others on the Estate, has been modified.

This particular unit provides a ground floor reception area and mainly open plan storage and workshop areas with two WCs. A staircase leads to the first floor with full office accommodation, which could also be used for workshop space, together with a kitchenette.

There are two dedicated parking spaces available outside the unit, and in addition there is visitor parking available with permits on the Estate.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Ground Floor	1,280	118.97
First Floor	1,170	108.69
Total	2,450	227.66

Floor areas stated are Gross Internal Area (GIA) and are approximate. Interested parties should verify all measurements independently



TENURE

A new full repairing and insuring lease

Rent

£23,500 per annum (No VAT is payable on the rent)

LEGAL & PROFESSIONAL COSTS

A Law Society lease will be used for this letting. The cost of preparation of the lease shall be £1,000 + VAT, which will be split 50/50 between the Landlord and the ingoing tenant.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

BUSINESS RATES

The ground floor has a rateable value £15,250 and the 1st floor has a rateable value of £12,250.

All interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating D – 98

Expiry data 15 February 2029

ANTI MONEY LAUNDERING

In accordance with the latest Anti-Money Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

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Details prepared on 30/04/26