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Equipment HQ Limited
Unit 32a Twyford business Centre
London Road
Bishops Stortford
CM23 3YT

Industrial Unit | TO LET 4,807 sq ft - 5,826 sq ft |

32a Twyford Business Centre, London Road, Bishop's Stortford, Herts CM23 3YT

-  Established and popular estate
-  Excellent access for town centre, M11, A120 and Stansted Airport
-  Warehouse/Office
-  Four allocated car parking spaces

Coke Gearing

CHARTERED SURVEYORS

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Location

Situated off London Road on the edge of Bishop's Stortford, this busy industrial estate has excellent access to the M11 motorway for London and Cambridge. Stansted Airport is approx. 8 miles away.

Description

On offer is an industrial unit with warehouse, office and showroom space on an established and popular business estate. The unit is of steel frame construction under a pitched metal sheeted roof.

The ground floor comprises mainly open plan warehousing with 6m eaves and gas blower heater and a showroom area with laminate flooring and strip lighting. There are WC and kitchenette facilities to the rear.

The first floor comprises office accommodation and storage, with heating and air-conditioning. The property has a roller shutter door of 3 m width and four allocated parking spaces.

All mains services are connected: III phase electricity, gas, water and mains sewerage.

Please note the area outlined in green on the floor plan is not included when taking 4,807 sq ft and the area in red will become a communal loading area. If someone wishes to take the full 5,826 sq ft these areas are included and exclusively demised to the unit.

Rent

4,807 sq ft £44,500 per annum

5,826 sq ft £54,750 per annum

Accommodation

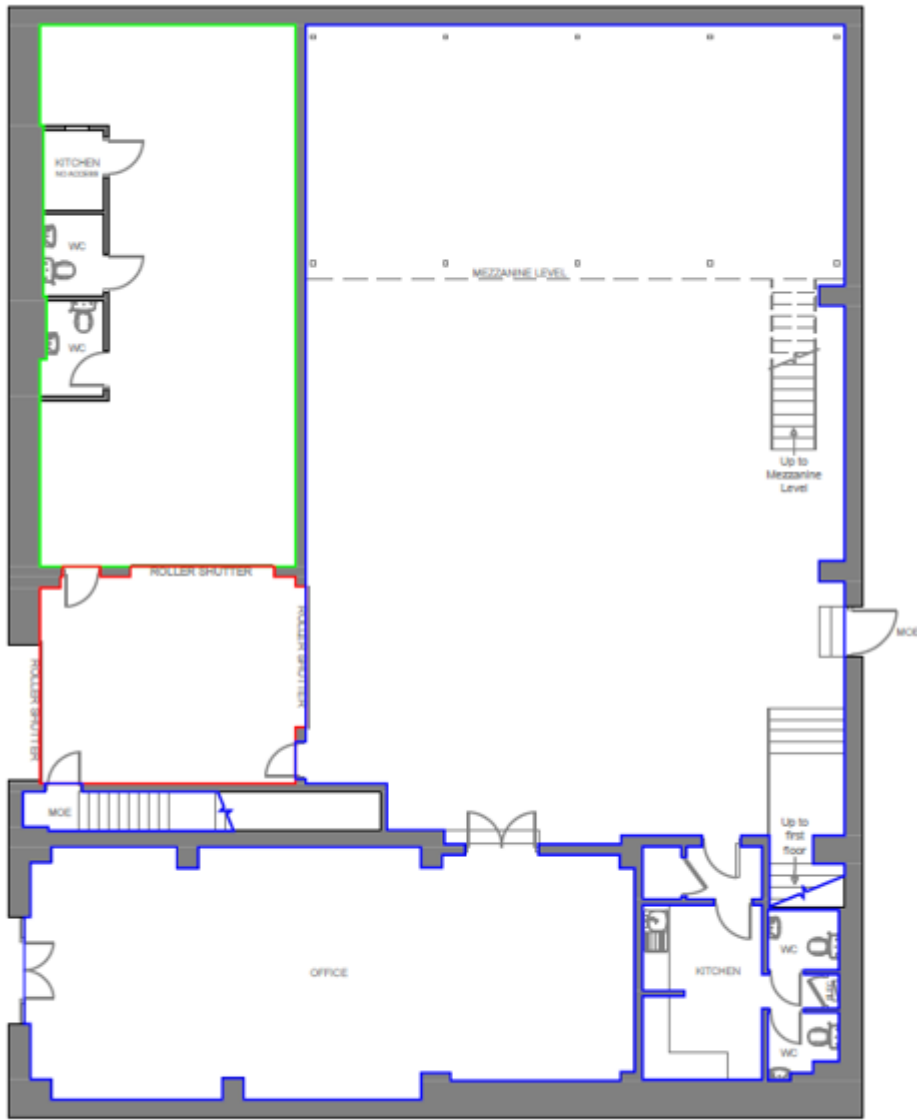
Ground floor 4,335 sq ft / 402 sq m

First floor storage mezzanine 1,106 sq ft / 103 sq m

First floor office 385 sq ft / 36 sq m

Total 5,826 sq ft / 541 sq m

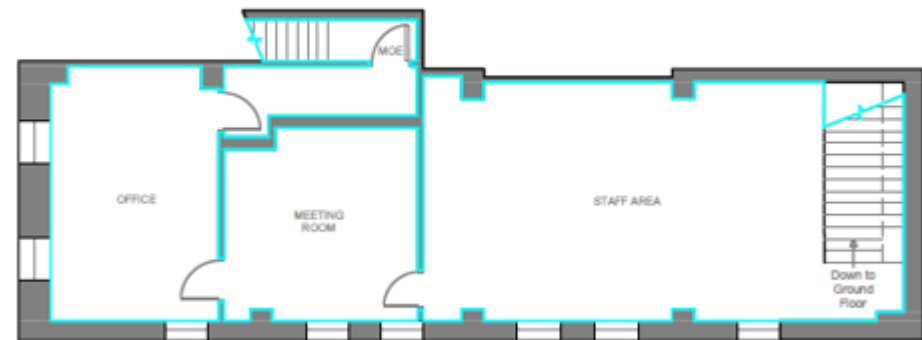




GROUND FLOOR



MEZZANINE LEVEL



FIRST FLOOR

Business Rates

The property has a rateable value of £46,500 equating to rates payable of circa £23,203 per annum, assuming a UBR of 49.9p. This is based on the full area of 5,826 sq ft. If taking 4,807 sq ft rates payable will be less.

Services

We understand that mains electricity, water and drainage 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.

Terms

The property is available by way of a fully repairing and insuring lease on terms to be agreed.

Service Charge

The Tenant will be responsible for paying a fair proportion of the estate service charge. Current premium will be £1,320 per annum.

Insurance

The current insurance premium will be £1,800 per annum

EPC

D - 90

VAT

VAT chargeable at the current rate.



Viewings

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