



# Yard with workshop/office | **TO LET**

22,373 sq ft (2,078.52 sq m)

**Site 7, Stansted Distribution Centre, Start Hill, Bishop's Stortford, Herts CM22 7DG**

- CG** Usable net Yard area 1,943.85 sq m (20,923 sq ft)
- CG** Workshop/Offices GIA 134.67 sq m (1,450 sq ft sq ft)
- CG** Hard surfaced yard with workshop and office
- CG** Close to M11 and Stansted Airport

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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 site can be described as a secure yard facility with supporting double bay workshop unit, suitable for valeting, and office premises. Previous uses have included car rental companies, car sales and distribution and utility vehicle depot.

On offer is a hard surfaced, secure yard area with palisade fencing. There is a workshop/storage unit/valeting bay area and single-storey modern offices with kitchenette, WC and shower facilities.

## Accommodation

Usable net Yard area	20,923 sq ft	1,943.85 sq m
Workshop/Offices GIA	1,450 sq ft	134.67 sq m
<b>Total</b>	<b>22,373 sq ft</b>	<b>2,078.52 sq m</b>

## Terms

**Rent £118,000 per annum exclusive.**

The property is available by way of a new FRI lease to be contracted outside the Landlord & Tenant Act for a term to be agreed.

## Insurance & Service Charge

Service Charge – £5,470.00 per annum

Insurance - £1,291,.88 per annum





## Business Rates

We understand the property is listed on the Valuation Office website at a rateable value of £17,500 equating to rates payable of circa £9,712.50 per annum, assuming a UBR of 55.5p.

## Services

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

## Legal Costs

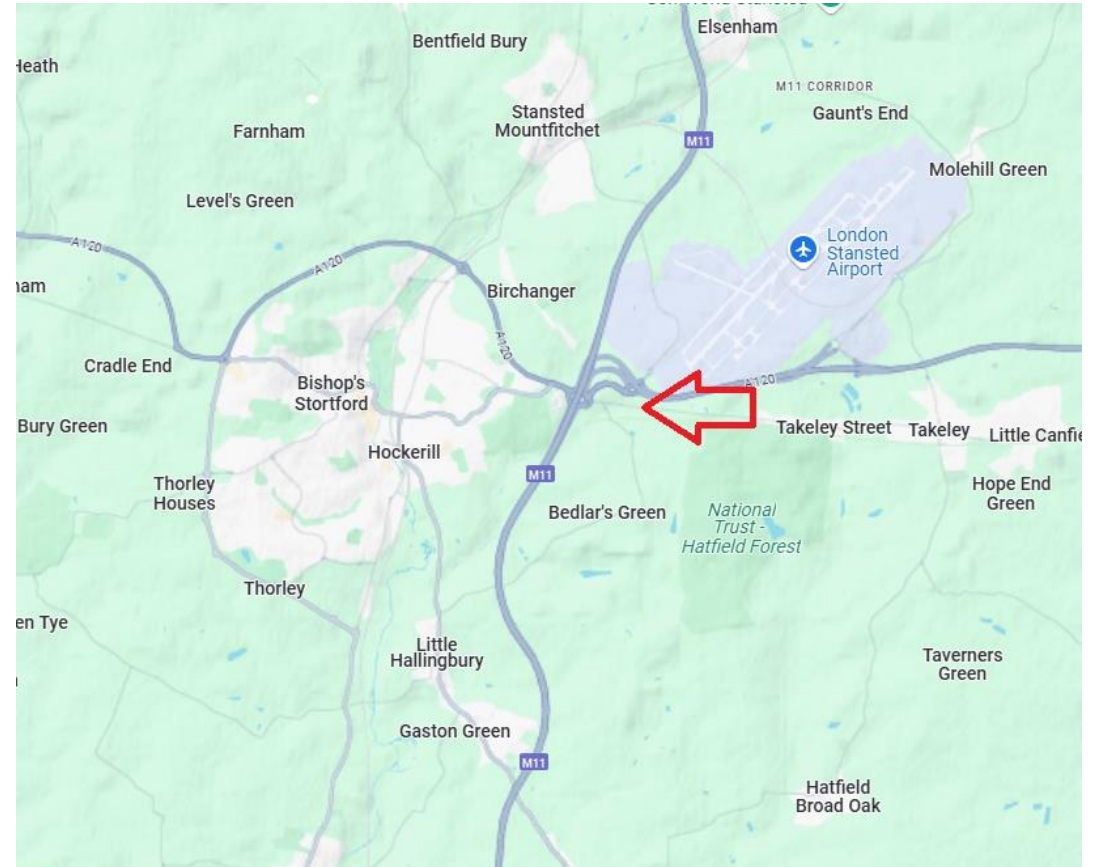
Each party will be responsible for their own legal costs incurred in the transaction.

## EPC

B – 45 (Certificate valid until 30 November 2035)

## VAT

VAT chargeable at the current rate.



Map provided by Google Maps

## Viewings

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# Coke Gearing

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