

LONDON ROAD, SPELLBROOK, BISHOP'S STORTFORD, HERTS CM23 4AU

INDUSTRIAL / E CLASS UNIT

TO LET & CIRCA 1.2 ACRES

VARIOUS BUILDINGS TOTALLING C.10,000 SQ FT



- Established business location
- Good access to Bishop's Stortford, Harlow & A120/M11/M25 and with prominent road frontage
- Suited to a variety of E class uses
- Very generous yard and parking area

Location

The property is located just off the A1184 in the Hertfordshire village of Spellbrook, approximately two miles south of Bishop's Stortford and two miles north of Sawbridgeworth. Bishop's Stortford is the closest large town, offering mainline rail services to London Liverpool Street and Cambridge, and easy access to the M11, A120 and London Stansted Airport.

The site neighbours the IMO car wash and the Hilton Suzuki garage/showroom and has a prominent road frontage.

Description

The property comprises a semi-detached building constructed of part-blockwork and a steel portal frame under a pitched roof, with an internal eaves height of 4.172 m rising to 5.869 m. The main building is laid out over two floors: ground (warehouse, ancillary and staff areas) and first floor mezzanine (offices). Main access is through a pedestrian door located to the left of the building adjacent to the security barrier. The ground floor area consists of meeting rooms, reception area, storage, training areas, WCs and kitchen facilities, along with the main warehouse element. To the upper floor is traditional office space, consisting of several separate rooms. These offices benefit from air conditioning, perimeter power points, double glazed windows, electric heaters and suspended ceilings with both strip and Cat II lighting attached.

The warehouse features an open plan, well-appointed space with natural light panels in addition to strip lighting. The warehouse is accessed either through the main staff areas or via three electric up-and-over roller shutter doors (c. 4.341 m width x 3.951 m height each) located to the rear servicing the whole warehouse. A full depth vehicle inspection pit is located within the warehouse element and appears to still be in a serviceable condition.

The yard area is particularly substantial for the size of building and there are several outbuildings, a covered unsecured/open storage barn and storage containers.

Accommodation

The approximately gross internal floor areas are as follows:

Ground Floor main building warehouse and staff areas:

510.41 m² / 5,494 sq ft

First Floor offices and staff areas:

246.09 m² / 2,649 sq ft

Total: 756.50 m² / 8,143 sq ft

Outbuildings (including the two storage sheds, the unsecured covered barn area, and three storage containers):

285.02 m² / 3,068 sq ft

Total Site Area:

c.1.2 acres – as measured on Edozo OS Mapping.

Annual Rent & Lease Terms

£150,000 per annum exclusive

A new lease is available on the basis of a 5 year term and to be contracted outside the 1954 Landlord and Tenant Act, Part II as amended.

Business Rates

The property is listed on the Valuation Office website as having a rateable value of £103,000. Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Local Council and Valuation Office.

EPC – EPC rating (E/118) dated 14 November 2023 and valid to 13 November 2033.

Legal costs

Each party to cover their own legal fees involved in this transaction.

Viewings via Sole Agents Coke Gearing

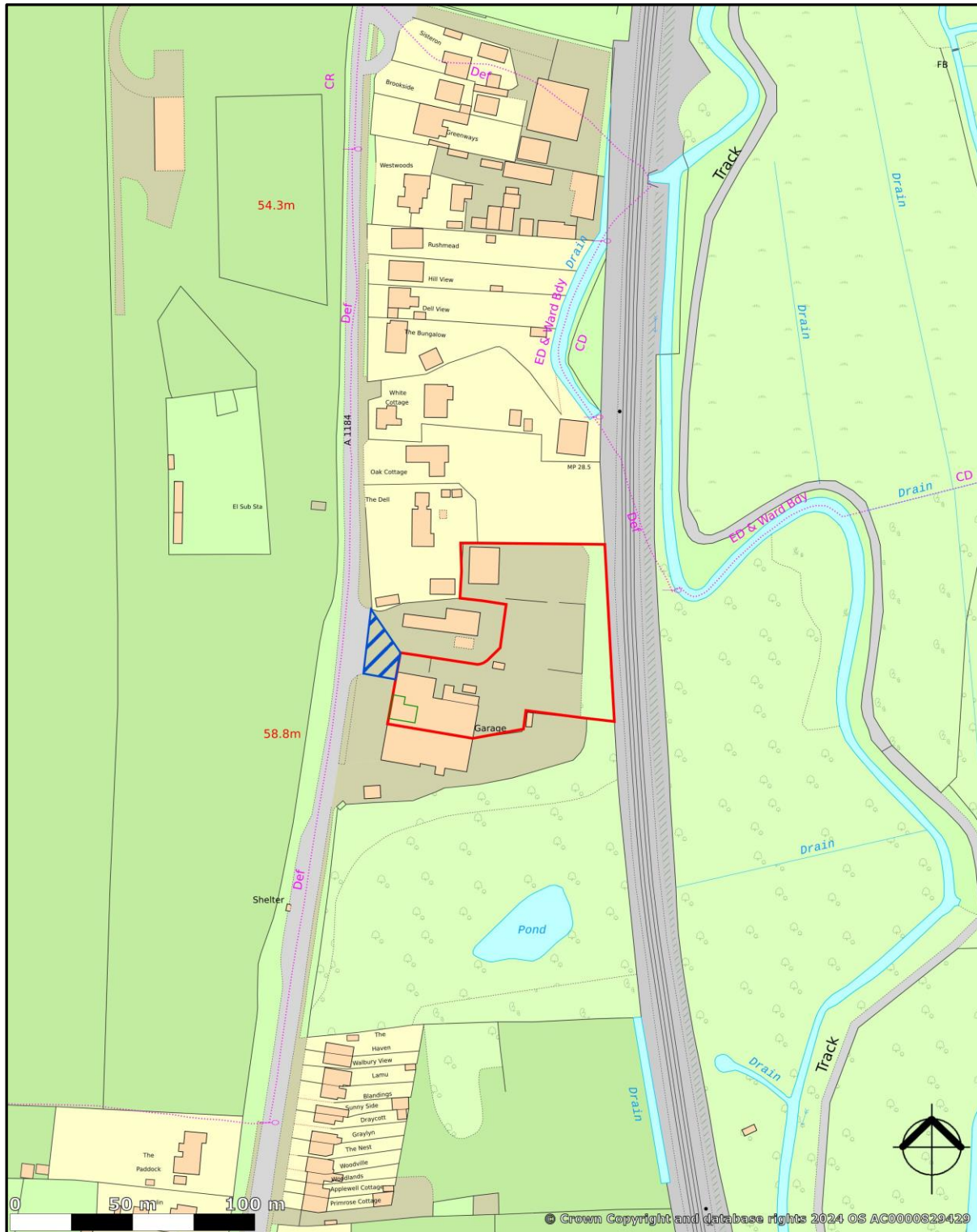
For further information please contact:

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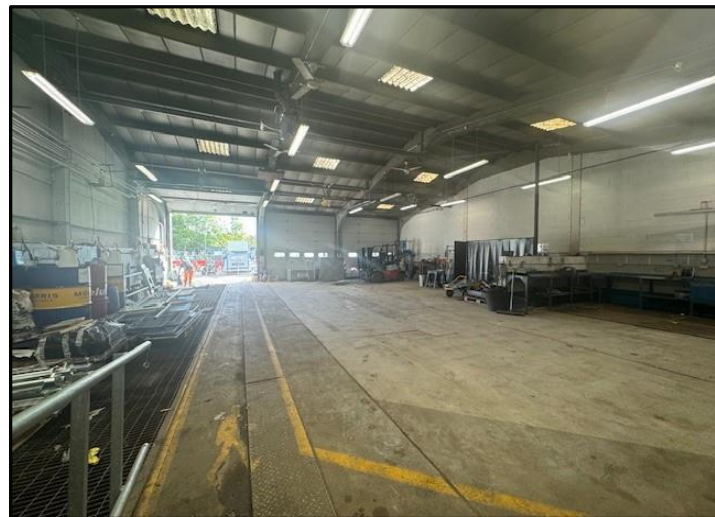


***Blue hatched area shows the legal Right of Way in place for access to the Site**

*** Area outlined in Green is NOT included within the Tenant's demised area**

Disclaimer: Coke Gearing Consulting for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. 2) Coke Gearing Consulting cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy. 3) Rents quoted in these particulars may be subject to VAT addition. 4) Coke Gearing Consulting will not be liable in negligence or otherwise for any loss arising from the use of these particulars and 5) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to the fitness of such items for their requirements. 6) No employee of Coke Gearing Consulting has any authority to make or give any representation of warranty or enter into any contract whatever in relation to the property. 24 April 2025 SUBJECT TO CONTRACT

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