



INDUSTRIAL UNIT

UNDER OFFER

1,142 SQ FT (106.09 SQM) APPROX

6 Church Road Business Units, Church Road, Great Hallingbury, Bishop's Stortford, CM22 7TZ

6 Church Road Business Units is an end of terrace industrial unit situated on an established small estate of similar sized units in a rural but accessible location, close to Bishop's Stortford. The unit has 3.5m to eaves, 3m loading door, single phase power, its own kitchenette and wc. Two parking spaces are available on site.

Unit 10.61m x 10m approximately.

Open industrial/warehouse space with kitchenette and wc.

- 3.5m To Eaves
- Two Parking Spaces
- 3m Roll Shutter Door
- Secure Gated Site
- M11 (J8) and Stansted Airport - 2 Miles
- Rateable Value £6,800
- VAT is not charged
- EPC Rating - E

RENT £14,087.50 per annum exclusive

Mullucks

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TERMS

Available by way of an assignment of the existing lease, expiring 14 October 2026. No breaks or rent reviews remain. Alternatively, consideration will be given to a surrender of this lease and grant of a new lease. The rent level for a new lease will be agreed based on the open market value.

The letting is to be outside the security of tenure provisions of the Landlord and Tenant Act.

A deposit will be required to be held for the duration of the term. Further details available upon request.

SERVICE CHARGE

A service charge is levied towards estate management and common area upkeep. The service charge for the year is approximately £1,080.

Buildings insurance is charged separately, currently £250 per annum.

Electricity is charged via a check meter, read and charged monthly.

BUSINESS RATES

We understand that the property has a current Rateable Value of £6,800. The Rateable Value effective from April 2026 will be £9,300. Please note that this is not what you would pay.

Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of East Herts District Council to verify the Business Rates payable.

All descriptions, dimensions, references to condition and necessary permissions for use, occupation and other details contained herein are for general guidance only and prospective purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Mullucks employees or representatives do not have any authority to make or give any representation or warranty or enter into any contract in relation to the property.

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AGENTS NOTE

Outside storage is not permitted at this site.

Vehicle repair/workshop uses are not permitted.

The Landlord will seek improved terms for a new lease.

LEGAL COSTS

The tenant is to make a contribution towards the landlord's legal fees. This sum is to be agreed and deposited with solicitors prior to legal documentation being issued.

REFERENCES

Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is **not charged** on sums due.

MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. Further information upon request.

CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>