

Coke Gearing

consulting

Chartered Surveyors

Unit 11, M11 Business Link, Parsonage Lane, Stansted, Essex CM24 8GF



To Let

Industrial Unit – Available March 2027
5,668 sq ft 526.64 sq m

- Modern industrial warehouse unit with good office content
- End of terrace
- Generous yard and good parking provision
- Excellent location for Stansted Airport, M11/A120 and road network

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LOCATION

The M11 Business Link is a modern estate constructed in 2008, situated just 3.5 miles north of Bishop's Stortford and 3 miles (by road) west of Stansted Airport. M11 Junction 8 is 2 miles by road, providing easy access to London, the M25 and wider motorway network, and Cambridge to the north. The A120 connects east to west.

There are fast mainline rail services from Stansted Airport and Bishop's Stortford to London Liverpool Street (40 minutes) and dedicated coach and bus services serving both local and national routes.

DESCRIPTION

A modern end of terrace steel portal framed industrial unit with sheet metal roof with translucent roof panels and externally clad.

Entering the property from the full height roller shutter door this leads into an open plan warehouse area, with approx 7.5 m min eaves height. Accessed from the pedestrian door this leads into a reception area with offices, kitchen area and WC off the corridor. A staircase leads to a first floor office area providing a large modern office area with good natural light, heating and air-con. The office element has been further extended to provide additional ground and first floor areas including warehouse manager's offices.

Externally a dedicated front yard provides a loading area and also 12 allocated parking spaces (more if double parked). Mains III phase electricity is connected and fibre internet is available.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Ground Floor Warehouse	2,855	265.28
Ground Floor Office	1,447	134.46
First Floor Office	1,366	126.90
Total	5,668	526.64



TENURE

The property is available in March 2027 by way of a new full repairing and insuring lease on terms to be agreed.

PRICE

£80,750 per annum exclusive + VAT

VAT

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

BUSINESS RATES

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)

C – 72, expires April 2030

ANTI MONEY LAUNDERING

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

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.



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Details prepared on 18/04/2026