

2 Woodside Industrial Estate, Dunmow Road  
Bishop's Stortford, Herts CM23 5RG

# INDUSTRIAL TO LET

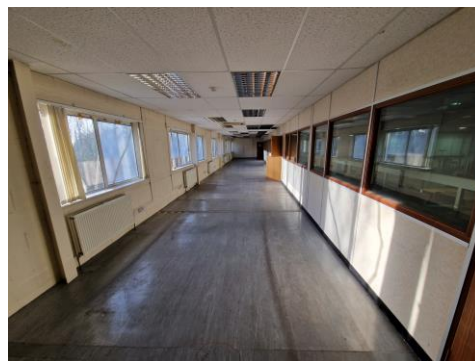
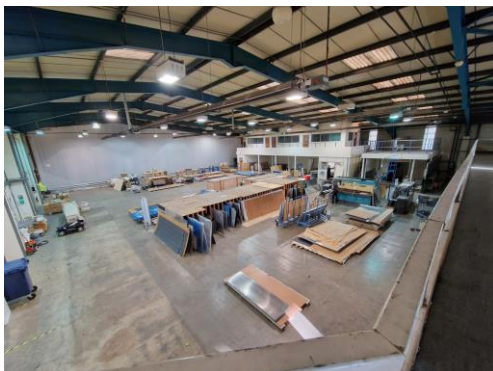
17,225 sq ft (1,600 sq m)



- One minute from M11 Junction 8
- Preference for short term leases
- Established and popular industrial estate

**Coke Gearing**  
consulting  
Chartered Surveyors

[www.cokegearing.co.uk](http://www.cokegearing.co.uk)



### Location

Woodside Industrial Estate is located just off the Dunmow Road, within a quarter of a mile of M11 Junction 8 at Bishop's Stortford. The M11 connects directly to the M25, 15 miles to the south, and the A120 to the east.

### Description

The building comprises a warehouse/industrial unit of steel portal frame design with part-brick elevations and part-metal clad under a pitched roof.

There is office accommodation/staff facilities over both ground and first floors within the main warehouse space.

The warehouse has a 6 m minimum eaves height.

The unit has the use of a single, full height loading roller shutter door.

The approach is shared with the adjacent occupier.

Externally there are loading areas and staff parking. Twelve parking spaces are offered with the unit. Again, the parking provisions are shared with the adjacent occupier.

### Accommodation

The approximate gross internal floor areas are:

GF Warehouse:	1,271.38 sq m	13,685 sq ft
GF Office & Staff		
Facility:	164.44 sq m	1,770 sq ft
FF Office:	164.44 sq m	1,770 sq ft
<b>TOTAL</b>	<b>1,600.26 sq m</b>	<b>17,225 sq ft</b>

### Terms

The property is available immediately. This is a sub-let of part of the property from the owner and ideally the Landlord is looking for a flexible two- to three-year lease term arrangement; however, longer terms will be considered. The lease terms will be drawn up on an internal repairing and

insuring basis.

### Rent

**£155,025 (£9.00 per sq ft) per annum**

### Services

The property has III Phase electricity, gas, water and drainage.

(NB Coke Gearing have not tested any of the services.) Please note the services will be sub-metered and billed to the Tenant accordingly.

### EPC

D - 87

### Business Rates

The Tenant will be charged a proportion of the business rates in accordance with the area being used. There shall be an agreement between the Landlord and Tenant in this regard. Please contact the Agent for further details.

### Service Charge

There will be a proportion payable for the upkeep and maintenance of the property.

### Buildings Insurance

There shall be a payment towards the annual buildings insurance for the property.

### Legal Fees

Each party to pay their own legal fees in this matter.

### Viewings

For further information please contact:

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