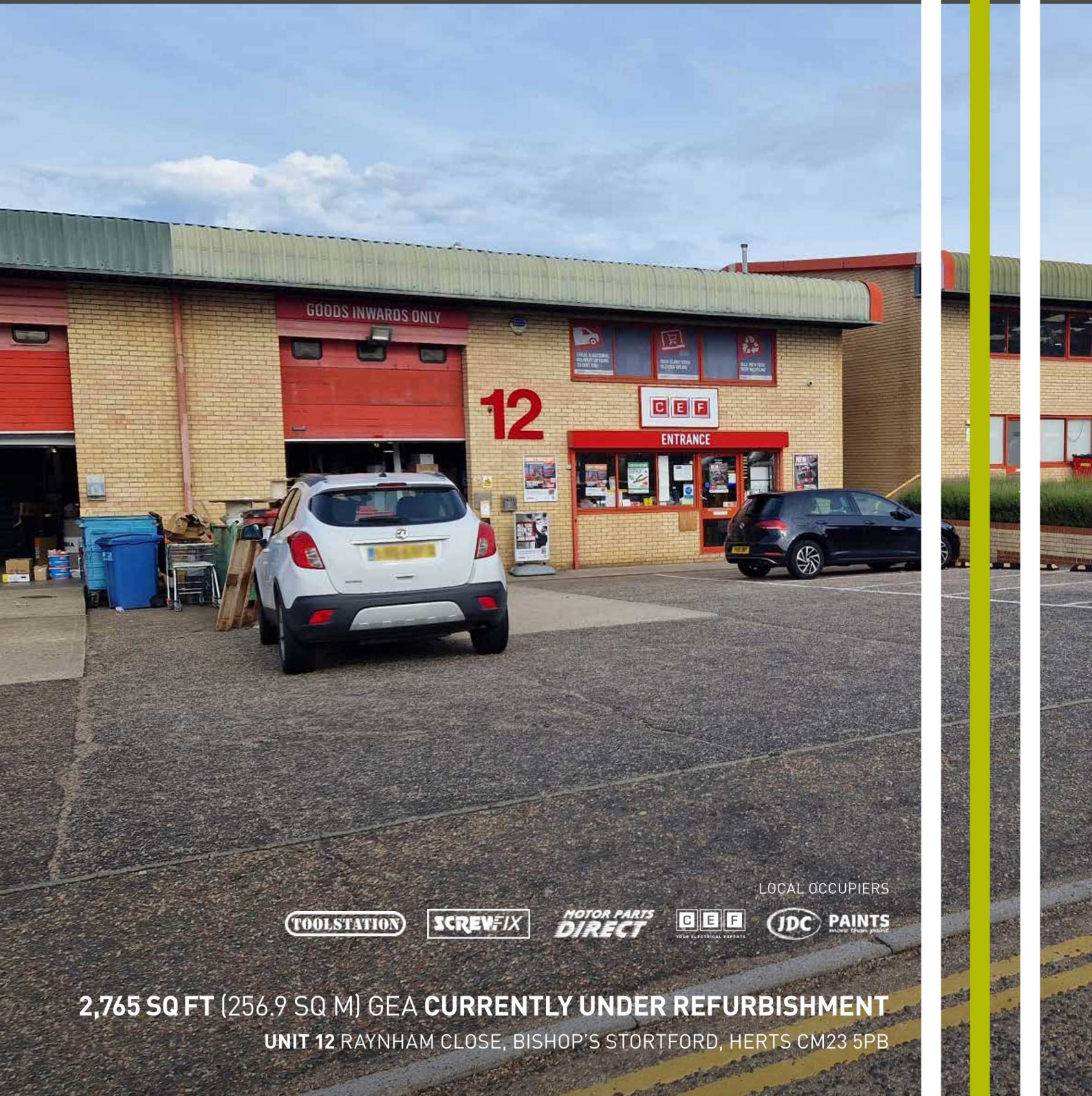


# 12 RAYNHAM CLOSE



**TOOLSTATION**

**SCREWFIX**

**MOTOR PARTS  
DIRECT**

**C E F**  
YOUR ELECTRICAL EXPERTS

LOCAL OCCUPIERS

**JDC PAINTS**  
INDUSTRIAL COLOURS

**2,765 SQ FT (256.9 SQ M) GEA CURRENTLY UNDER REFURBISHMENT**

**UNIT 12 RAYNHAM CLOSE, BISHOP'S STORTFORD, HERTS CM23 5PB**



**INDICATIVE FOLLOWING REFURBISHMENT**



Situated on the popular and well established Raynham Road Industrial Estate, 12 Raynham Close is an end of terrace, fully refurbished trade counter and warehouse unit. A full height roller shutter door opens out into warehouse accommodation with 6m minimum eaves.

Office space is over ground and first floors and the unit benefits from mains III Phase power, 7 allocated parking spaces plus additional overflow and communal parking.

### RATEABLE

Rateable value, from April 2017 of £23,250.

### RENT

£40,000 per annum exclusive.

### SERVICE CHARGE

Please contact the agents for further details.

### LEASE TERMS

Available for immediate occupation on a new fully repairing and insuring lease for terms to be agreed.

### LEGAL COSTS

Each party to bear their own legal costs.

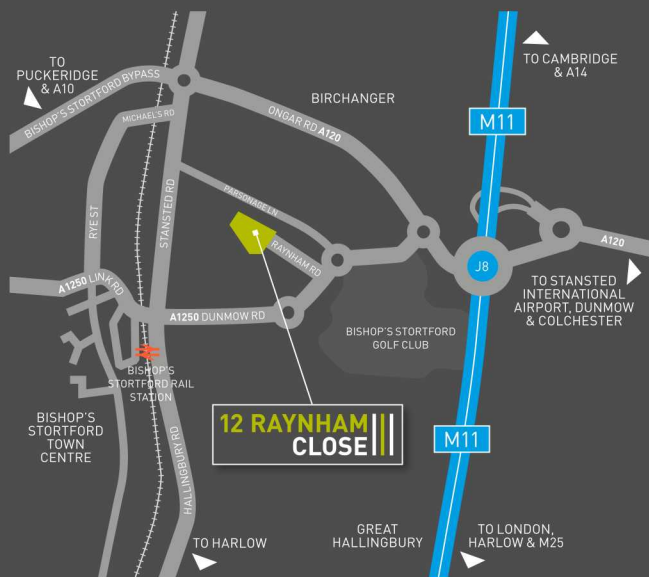
### EPC

Available upon request.

### ACCOMMODATION

Gross external measurements as follows:

Warehouse	1,955 SQ FT	181.6 SQ M
Ground Floor Office	405 SQ FT	37.6 SQ M
First Floor Office	405 SQ FT	37.6 SQ M
<b>TOTAL</b>	<b>2,765 SQ FT</b>	<b>256.9 SQ M</b>



Located just off Dunmow Road on the edge of Bishop's Stortford, this busy industrial estate has excellent access to the M11 motorway for London and Cambridgeshire.



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