Unit 30e Twyford Industrial Estate, London Road, Bishop's Stortford, Herts CM23 3YT





Situated on a popular industrial estate Excellent location for town centre, Stansted Airport & M11 Fit out to a high specification



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# Unit 30e Twyford Industrial Estate, London Road, Bishop's Stortford, Herts CM23 3YT



#### Location

The office unit is situated off London Road on the edge of Bishop's Stortford, a prosperous market town. This well-established industrial estate is just a stone's throw from the centre of Bishop's Stortford, has excellent access to J8 of the M11 motorway, providing access south to London and north to Cambridge. Stansted Airport is also only 8 miles away.

# Description

The office suite is of high specification, it has carpeted floors, suspended ceilings with recess strip lighting and also has warm and cold air heating.

In terms of facilities, the unit has access to communal kitchens and WCs.

#### Accommodation

30e

468 sg ft

43.4 sq m

### Terms

The premises are available on a new effective full repairing and insuring lease on terms to be agreed.

### Rent

£8,500 per annum exclusive

### VAT

VAT is applicable at the prevailing rate

### EPC

77 -D

# **Business Rates**

Interested parties should make their own enquiries with the VOA or Local Authority to confirm rates.



**Legal Costs** Each party to pay their own legal fees.

# Electricity

Each unit has its own meter and will be charged monthly in arrears.

### Service charge & Insurance

For each unit there is a service charge of £300 per annum and buildings insurance is £300 per annum.

# Timing

Available ASAP.



Viewings For further information please contact:

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