

Unit 2A, Stansted Distribution Centre, Start Hill
Bishop's Stortford, Herts CM22 7DG

TO LET WAREHOUSE UNIT

10,361 sq ft / 963 sq m



- Under full refurbishment available May 2024
- Secure, generous yard
- Close to M11 and Stansted Airport
- Well-established industrial estate

Coke Gearing
consulting
Chartered Surveyors

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WAREHOUSE UNIT TO LET



Location

Stansted Distribution Centre is located approximately half a mile to the east of Junction 8 of the M11 motorway at Stansted Airport. The site is accessed via the B1256 on the southern boundary of the Airport and comprises a multi-occupier business park and distribution facility.

Description

The unit comprises a modern, steel portal framed warehouse/industrial unit with good quality offices at first floor level.

Externally there is a generous, secure yard area for loading/extra storage needs and additional ample staff parking. There is one full height roller shutter door measuring approximately 5.75 m in width and 4.6 m in height.

The warehouse space is mainly open plan, providing high bay LED lighting. There is an office element on the northern elevation of the property providing ground floor reception lobby area and WCs with a ground floor break-out/locker room area, the first floor leading to open plan, modern office space.

The building is currently under full refurbishment, due to be completed in May 2024 (specification available upon request). The property has a minimum eaves height of 7 m.

Accommodation

Approximate gross internal floor areas as follows:

| | | |
|---------------------|--------------------|---------------------|
| Warehouse | 816.33 sq m | 8,787 sq ft |
| GF lobby/break-out: | 73.11 sq m | 787 sq ft |
| FF Offices | 73.11 sq m | 787 sq ft |
| TOTAL | 962.55 sq m | 10,361 sq ft |

Service Charge

The current 2024 Service Charge budget for this premises until 31 Dec 2024 amounts to £11,170 per annum

Buildings Insurance

Buildings insurance to 29th Sept 2024 amounts to £2,753.65 per annum.

Terms

The property is available on a new fully repairing and insuring lease for a minimum term of five years from the end of March/early April 2024.

Rent

£165,750 per annum exclusive.

Business Rates

The premises are listed in the current Valuation List at £91,000, meaning rates payable of circa £47,684 per annum based on a UBR of 52.4p

EPC

EPC Rating: New EPC to be carried out as part of the refurbishment works. Estimated EPC is a B rating.

Costs

Each party to pay their own legal costs.

Viewings

For further information please contact:

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