

Unit 19 Twyford Road Industrial Estate, London Road,
Bishop's Stortford, Hertfordshire CM23 3YT

INDUSTRIAL UNIT **TO LET**

193.05 sq m / 2,078 sq ft



- Industrial unit on an established and popular estate
- Excellent location for town centre / Airport / M11
- Within walking distance to the train station
- Three/four allocated parking spaces

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

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Location

Situated off London Road on the edge of Bishop's Stortford, this busy industrial estate has excellent access to the M11 motorway for London/ Cambridgeshire. Stansted Airport approx 8 miles away.

Description

On offer is an industrial unit situated on a popular and established industrial estate.

The accommodation is arranged over two floors with the workshop / production area situated on the ground floor, with a storeroom to the rear and WC and kitchenette facilities. Access is provided either via the reception area or the roller shutter door. The production area offers suspended ceiling with Cat II lighting with open plan clean space. There is an eaves height of 2.35 m.

The first floor offers good office accommodation with four separate offices of various sizes. The space includes fitted carpet, suspended ceiling, Cat II lighting and normal office connections. The property has gas central heating and is alarmed.

There are three to four car parking spaces available.

Accommodation

Workshop / Warehouse

69.59 sq m 749 sq ft

WC / Kitchenette / Lobby

26.92 sq m 290 sq ft

First Floor Offices

96.51 sq m 1,039 sq ft

Total GIA

193.05 sq m 2,078 sq ft

Rent & Term

The property is available to let by way of a new FRI lease on terms to be agreed at £17,500 per annum.

Service Charge

Please contact agent for further details

EPC

Energy Performance rating – D

Business Rates

From the Local Rating Authority website, we understand the premises are assessed for business rates as follows:

The rateable Value is £16,500 from 1 April 2024

*UBR rate of 0.512 = £8,448 approx. payable
The occupiers are to be responsible for the business rate liability.

Legal Costs

Each party to pay their own legal costs

Viewings:

For further viewings please contact:

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