

Units C1 & C2, Church Road Business Units, Church Road, Great Hallingbury CM22 7TZ

INDUSTRIAL / STORAGE UNITS **TO LET**

2,039 – 5,081 sq ft

189.5 – 472.04 sq m (approximately)



- ❖ Refurbished units on an established small Commercial/Business Estate
- ❖ Located in a quiet rural location close to Bishop's Stortford
- ❖ Quick access to Stansted Airport and the M11/A120
- ❖ Good size yards/loading and allocated parking areas for each unit

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

Location

The units are located on Church Road which runs through the small village of Great Hallingbury. Bishop’s Stortford is only 3.5 miles down the road, Stansted only 6 miles and Harlow 9.5 miles away. The location of the units means access to major roads and other towns is very easy. J8 of the M11 is only c.2 miles from the site which can provide access north and southbound, north to Cambridge and south to London and the M25. The same junction also provides access to the A120, which leads to larger towns such as Great Dunmow and Braintree. Also, the A1060 is only one mile away which leads to the city of Chelmsford and the A12.

Description

The units are due to be completed in April 2024. The buildings are of steel portal frame construction and are fully clad on the exterior with insulated profiled steel panels. Each unit is fully open plan with an electric roller shutter measuring 2.9 m wide and 3.4 m high. The units benefit from good internal height; the lowest eaves are at 4.9 m rising to 6.8 m at the apex. The units also have fully fitted WC and kitchenette facilities. LED lighting is installed throughout and the units have a single phase electricity supply. The units have ample parking to the side and rear and good loading areas to the front elevation. Both units also have a pedestrian access. There is a separate access road off the main drive for these new units. Please see the following page for the ‘Specification’.

Accommodation (Gross Internal Area) approximate only:

| | | |
|--------------|--------------------|--------------------|
| Unit C1 | 3,042 sq ft | 282.60 sq m |
| Unit C2 | 2,039 sq ft | 189.5 sq m |
| Total | 5,081 sq ft | 472.04 sq m |

Rent

Unit C1: £33,500 + VAT per annum exclusive.

Unit C2: £22,500 + VAT per annum exclusive.

Terms

The property is available on a new fully repairing and insuring lease on terms to be agreed.

Business Rates

The property has a rateable value of £TBC – needs to be assessed by the Valuation Office Agency.

Buildings Insurance

C1 = £479.66: C2 = £321.51.

Services

We understand that mains electricity, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

Service Charge

There is a service charge applicable of £TBC. This will be subject to change on an annual basis. External repairs, landscaping, maintenance and so forth will be recovered via the service charge.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

EPC – C54

Viewings available via Sole Agents:



Louise Campbell
07837 362002

or Toby Pemberton
07949 530597

Louise@cokegearing.co.uk

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Specification & Other Details

- An accessible toilet with WC, wash hand basin, and a heated towel rail. Anti-slip vinyl flooring.
- A small enclosed kitchen with sink / drainer, worktop (with 2 double sockets), base and wall cupboards, undercounter space for fridge (with a single socket) and a heated towel rail. Anti-slip vinyl flooring.
- 3KW under sink water heater providing hot water to the WHB and sink.
- 150W LED lighting, including emergency lighting, to the main warehouse.
- Double sockets to perimeter walls.
- Fire alarm – smoke and heat detectors with sounders, beacons and emergency lighting.
- Standalone distribution board for sub-metering.
- Single phase up and over section sectional shutter (with manual override)
- There are 50W LED floodlights to the front elevation that will be on a timeclock.
- The main warehouse floor will have a grey heavy duty anti slip floor paint applied to it.
- Roof, walls, doors and shutters are insulated to meet the latest building regulations.

Parking

- C1 (larger unit) - 12 parking spaces
- C2 – 8 parking spaces

There will be line marking to show these where there is a concrete surface – otherwise there will be signage.

Other

Electricity wise - the whole building has a single phase 63 amp supply – there is a check meter for each unit.

NB: Uses with low electricity usage only will be considered.

The building will be managed by Mullucks Managing Agents.

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