

33B, Twyford Road Industrial Estate, London Road  
Bishop's Stortford, Herts CM23 3YT

# LIGHT INDUSTRIAL UNIT TO LET

Unit 4,214 sq ft / 391.5 sq m



- Popular industrial estate
- Large front yard space
- Close to town centre, Stansted Airport & M11

**Coke Gearing**  
consulting

Chartered Surveyors

[www.cokegearing.co.uk](http://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 and Cambridgeshire. Stansted Airport is approximately 8 miles away.

## Description

On offer is a hybrid unit with a large open storage space with a ramp leading through to a slightly smaller unit space as seen in the images. The industrial unit can be accessed via the front of the building with a large open yard space fronting the unit. The unit also benefits from a telescopic lip dock leveller.

## Accommodation

Approximate IPMS 2 (Industrial) areas below:

Unit 33B:	4,214 sq ft	391.5 sq m
Yard area:	2,748 sq ft	255.3 sq m

## Rent

Rent per annum: £55,000

## Service Charge

The estate service charge is approximately £481.95 + VAT per annum, although it is subject to review annually. Please contact the Agent for the budget breakdown.

## Insurance

Buildings insurance is payable by the Tenant, £TBC per annum.

## Rates Payable

Rates payable: £16,841.25

**NOTE:** We ask that interested parties contact East Herts District Council for further information and to confirm the above.

## Legal Costs

Each party to pay their own costs in this matter.

## EPC

C - 75

## Terms

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



## Viewings

For further information please contact:

**Toby Pemberton**

**Mobile: 07949 530597**

**Email: [Toby@cokegearing.co.uk](mailto:Toby@cokegearing.co.uk)**