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



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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

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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:

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