31 Raynham Road, Bishop's Stortford, Herts CM23 5PE

INDUSTRIAL TO LET

Unit on popular industrial estate

2,605 sq ft 242.01 sq m



- Warehouse with trade counter and office space
- Close to M11/A120
- Mid-terrace property on well established estate



www.cokegearing.co.uk

INDUSTRIAL TO LET







Location

The property is located in a terrace of industrial units on Raynham Road, Bishop's Stortford's primary industrial estate. The estate is in close proximity to the M11 at junction 8, the A120 and Stansted Airport.

Description

The property comprises a mid-terrace, light industrial unit offering part warehouse/office area. The unit benefits from a kitchen facility and WCs on the ground floor. There is a first-floor office element.

There is a level access loading door to the rear of the property, where there is also a yard area. There is parking to the side of the unit.

Accommodation

TOTAL 242.01 sq m 2,605 sq ft

Terms

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

Rent

£31,500 per annum exclusive.

VAT

All figures quoted are subject to VAT at the prevailing rate, if applicable.

Business Rates

From the Valuation Office Agency Website, the rateable value, under the 2023 Rating list is £13,000.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the East Herts Business Rates team and the Valuation Office.

It should be noted that tenants could receive up to 100% Business Rates relief on application.

Service Charge

Further information available on request.

EPC TBC



Viewings

For further information please contact:

Toby Pemberton/ Henry Warburton

Office: 01279 758758

Mobile: 07949 530597 / 07957 483 057 Email: toby@cokegearing.co.uk/

henry@cokegearing.co.uk

Disclaimer: Coke Gearing Consulting for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. 2) Coke Gearing Consulting cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy. 3) Rents quoted in these particulars maybe subject to VAT addition. 4) Coke Gearing Consulting will not be liable in negligence or otherwise for any loss arising from the use of these particulars and 5) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to the fitness of such items for their requirements. 6) No employee of Coke Gearing Consulting has any authority to make or give any representation of warranty or enter into any contract whatever in relation to the property. April 2014