

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

**Coke Gearing**  
consulting  
Chartered Surveyors

[www.cokegearing.co.uk](http://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](mailto:toby@cokegearing.co.uk)/  
[henry@cokegearing.co.uk](mailto:henry@cokegearing.co.uk)**