

Units J1 & J6, Peek Business Centre, Woodside, Dunmow Road,
Bishop's Stortford, Hertfordshire CM23 5RG

INDUSTRIAL UNIT **TO LET**

4,855 sq ft

451.044 sq m



- Two automatic roller shutter doors
- Modern unit on a well-established business estate
- Excellent access for A120/M11/Stansted Airport
- Suitable for a variety of different uses



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INDUSTRIAL UNIT TO LET



Location

Situated off the Dunmow Road on the edge of Bishop's Stortford, this busy industrial estate has excellent access to the M11 motorway for London/Cambridgeshire.

Description

On offer is a modern industrial unit on a well-established industrial estate in Bishop's Stortford.

The unit benefits from two full height automatic roller shutter doors and front yard areas for loading and unloading purposes. There are two temporary internal partition rooms which parties can have the option to either remove or remain at the premises.

There are two entrances to the unit via a pedestrian door, both of which are suitable for front reception areas. Another pedestrian door is located on the side of the unit providing access onto the road. Three Phase power is available.

Terms

New fully repairing and insuring lease on terms to be agreed.

Rent

£58,500 per annum

VAT

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

Parking

Four allocated parking spaces.

Please note: There is also parking immediately adjacent to the unit that can be included. Please contact agent for further details.

Business Rates

Current Rateable Value (1 April 2023 to present) - £43,250

Service Charge

£2,500 + VAT per annum

Buildings Insurance

£1,325 plus IPT per annum

Legal Costs

The incoming tenant is to pay £1,800 + VAT as a nonrefundable legal fees contribution to Tees Solicitors: upon receipt the lease shall be issued.

Availability

Available from August 2024 onwards.

Viewings

For further information please contact:

Henry Warburton or Carol Philpott

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Mobile: 07957 483057 or 07300 861 388

Email: henry@cokegearing.co.uk or carol@cokegearing.co.uk

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