

Northside, First Avenue, Stansted Airport, Essex CM24 1RY

# Storage Land **TO LET**

From 0.5 acres to 1.80 acres



- Excellent access to A120 and M11 Junction 8
- Rarely available surfaced yard space
- Located at London Stansted Airport
- Available for immediate occupation

**Coke Gearing**  
consulting

Chartered Surveyors

[www.cokegearing.co.uk](http://www.cokegearing.co.uk)



## Location

The areas of surfaced land are approximately 1.5 miles from Stansted Airport terminal building and 0.5 miles from the A120 and Junction 8 of the M11 which leads south to the M25 and wider motorway network and north to Cambridge and the A14.

## Description

This parcel of land comprises a single main area which could be divided to provide parcels of between **0.5 acres** and **1.80 acres**. Ranging from concrete surfaced to hard standing. Flexibility built in for exact areas to be demised.

The land benefits from an excellent location. The wider site benefits from 24-hour activity and an Airport Police presence. Currently open storage but could be fenced to provide further security if required.

No power or utilities offered; however, there is a multi occupied office building on the site which occupiers may wish to take space in.

Suitable for a variety of different uses. But restricted to No Airport Car Parking.

## Rent

£3.00 per sq ft per annum exclusive

By way of example 0.5 acres equates to £65,000 per annum and 1.8 acres equates to £235,000 per annum.

## Rateable Value

The accommodation is currently not listed on the Valuation Office website and we do not believe it has currently been assessed for rates. However tenants will be responsible for business rates if they become applicable.

## Legal Fees

Each party to pay their own legal fees



## Viewings

For further information please contact:

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