

Units 19 & 20, M11 Business Link,  
Stansted, Essex CM24 8GF

2,594 sq ft / 241 sq m - 5,188 sq ft / 482 sq m NIA

**Coke Gearing**  
consulting

Chartered Surveyors

# OFFICES TO LET



- Modern, mainly open plan office accommodation (may split to two smaller suites)
- Detached property with good parking provision
- Excellent location for Stansted Airport, M11 / A120 & Rail Network
- Established and popular office business park

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## Location

The M11 Business Link is a modern business park constructed in 2008, situated just 3.5 miles north of Bishop's Stortford and 3 miles (by road) west of Stansted Airport. M11 Junction 8 is 2 miles by road, providing easy access to London, the M25 and wider motorway network, and Cambridge to the north. The A120 connects east to west. There are fast mainline rail services from Stansted Airport and Bishop's Stortford to London Liverpool Street (40 minutes) and dedicated coach and bus services serving both local and national routes.

## Description

On offer is a modern, detached, two-storey office with mainly brick elevations under a pitched, tiled roof. On entering the property there are two entrance lobbies with glazed pedestrian access doors leading to an open staircase.

The ground and first floor of each unit provide newly refurbished open plan space with each floor having WC's. The space is fully air-conditioned with raised floors and suspended ceilings. The office has good natural light throughout.

Externally there is a dedicated car parking area with 18 allocated parking spaces, but more could be accommodated if double parked.

## Accommodation

**Unit 19** - Net internal area - 2,594 sq ft 240 sq m

**Unit 20** - Net internal area - 2,594 sq ft 240 sq m

Total Net Internal Area:

**5,188 sq ft      481.98 sq m**

(Note: There are generous communal spaces, and the Gross Internal Area of the whole property is

**6,544 sq ft      607.95 sq m**)

## Rent

£103,760 per annum exclusive plus VAT for both units combined

## Terms

The property is available on a new fully repairing and insuring lease for terms to be agreed.

## EPC

EPC rating – C - 69

## Rateable Value

The premises were entered in the VOA listing at £82,500 meaning rates payable of £41,167.50 pa. assuming a UBR of 51.2p.

## Service Charge

The proportion towards the common parts of the estate is currently £8,500 per annum and runs until June 2021.

## Legal Costs

Each party to pay their own legal fees in relation to this matter.

**See additional photographs and floor plans of the property on the following pages.**

## Viewings

For further information please contact:

**Adam Tindall or Carol Philpott**

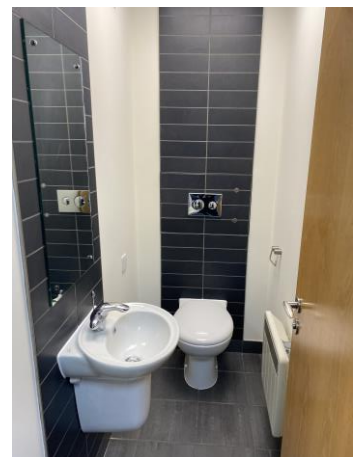
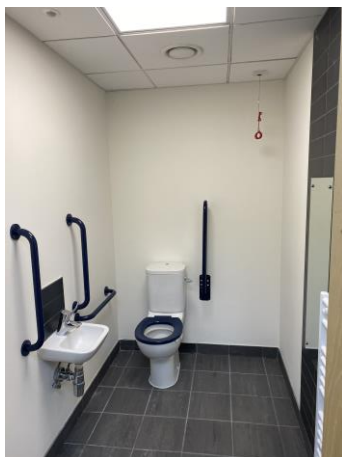
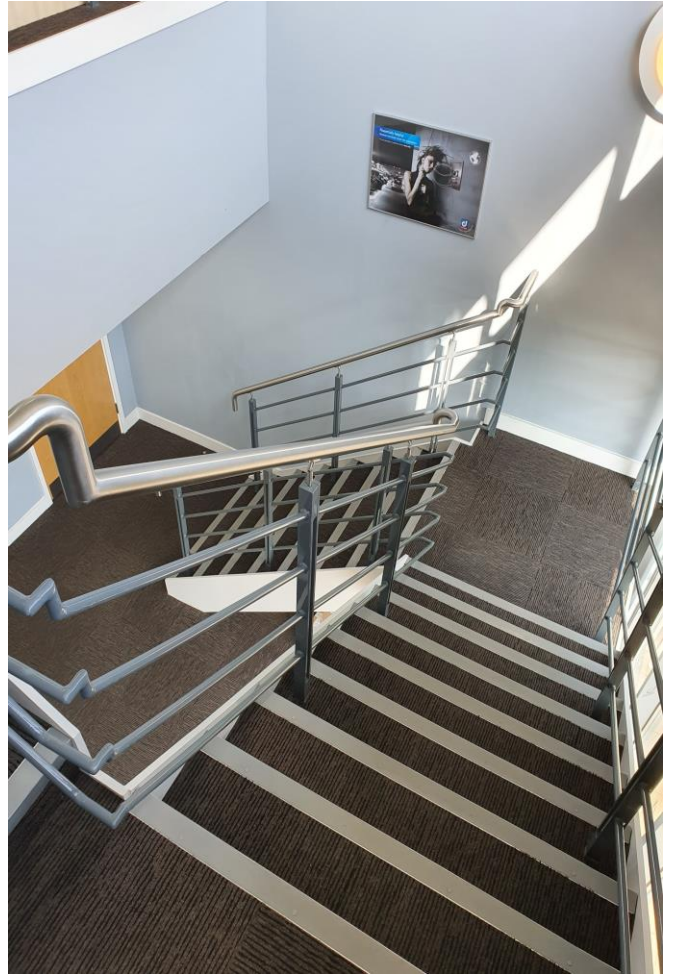
**Office: 01279 758758**

**Mobile: 07776 211722/07300 861388**

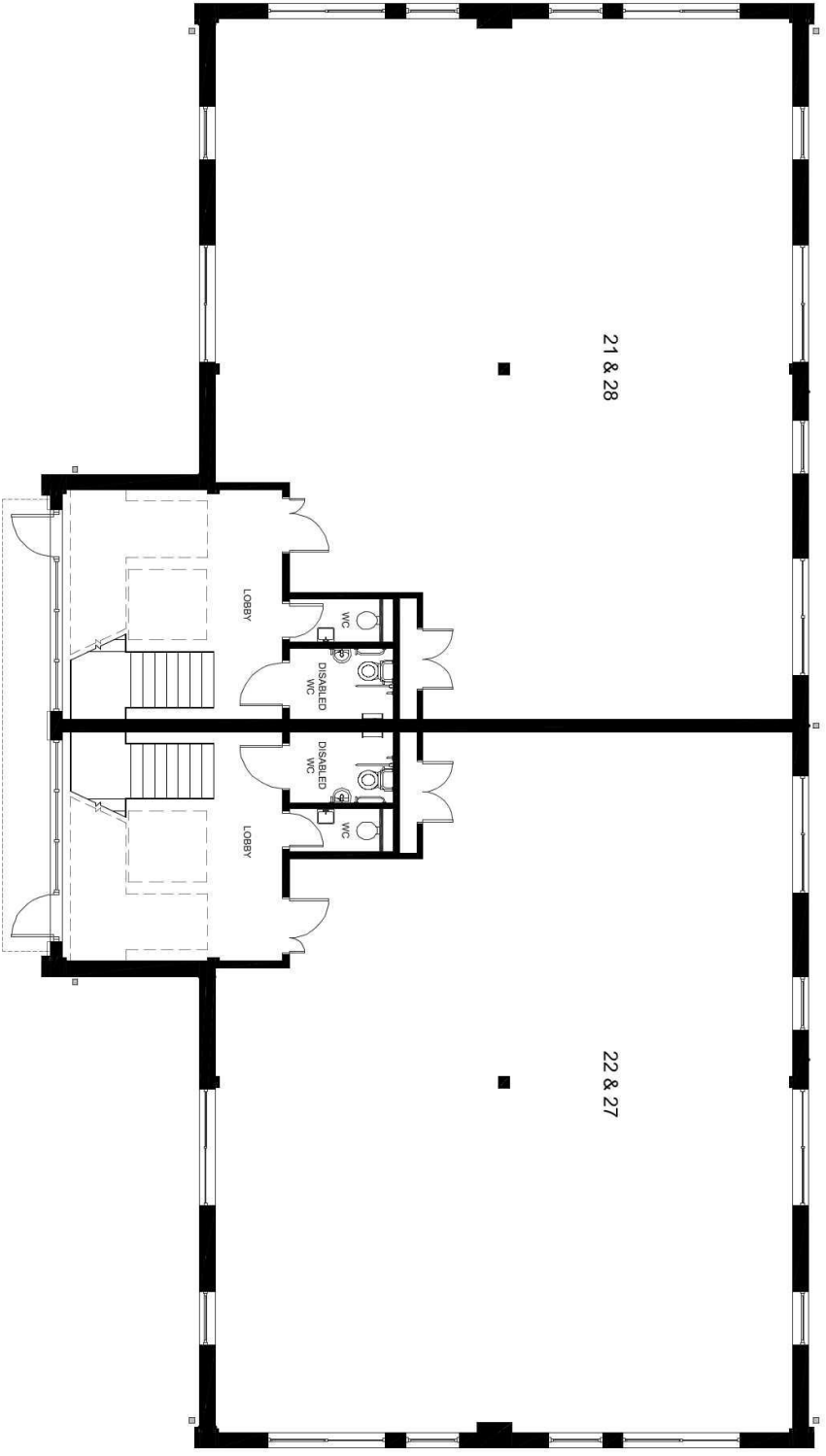
**Email: [adam@cokegearing.co.uk](mailto:adam@cokegearing.co.uk)**

**[carol@cokegearing.co.uk](mailto:carol@cokegearing.co.uk)**





- Notes:
- 1 This drawing is copyright.
  - 2 The contractor and subcontractors are to verify all dimensions on site before making shop drawings or commencing manufacture.
  - 3 Any discrepancies are to be notified to the Architect immediately.
  - 4 Do not scale.



Ground Floor  
1:100 @ A3

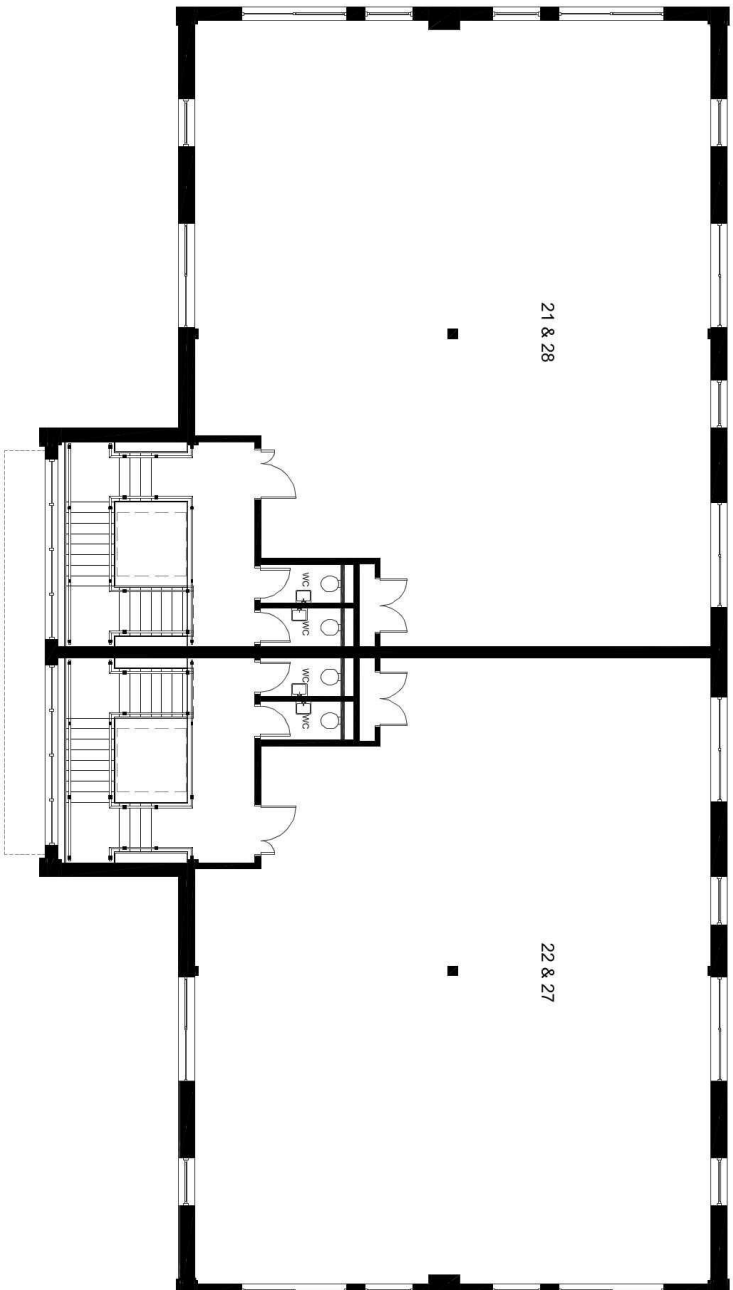
Revision Details Date Drawn

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Client	FREEP (STANSTED) LIMITED
Project	MT1 BUSINESS LINK
Location	PARSONAGE FARM, STANSTED
Drawing	GF UNITS 21 & 22 AND 27 & 28
Project No.	026
Scale	1:100
OS Grid	OS Grid 214 222 and 274 226 846
Drawn By	23-Feb-09
Approved By	

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- Notes
- 1 This drawing is copyright.
  - 2 The contractor and subcontractors are to verify all dimensions on site before making shop drawings or commencing manufacture.
  - 3 Any door openings are to be installed to the right-hand immediately.
  - 4 50% scale.



First Floor  
1:100 @ A3

Revision Details Date Drawn

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Client: **FREP (STANSTED) LIMITED**

Project: **111 BUSINESS LINK**

Location: **PARSONAGE FARM, STANSTED**

Drawn: **FE UNITS 21 & 22 AND 27 & 28**

Discipline: **02**

Scale: **1:100**

Drawn by: **23/05/20**

Approved by: **23/05/20**

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