



## Unit 3

M11 Business Link, Stansted, CM24 8GF

**A modern steel portal framed industrial unit with sheet metal roof with translucent roof panels and externally clad. The property has a f...**

**4,870 sq ft**  
(452.44 sq m)

## Summary

<b>Available Size</b>	4,870 sq ft
<b>Rent</b>	£36,000 per annum
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	Upon Enquiry

## Description

A modern steel portal framed industrial unit with sheet metal roof with translucent roof panels and externally clad. The property has a full height roller shutter door leading into an open warehouse area which has the benefit of a full mezzanine floor together with a car/goods lift. An internal staircase leads to the first floor open plan office accommodation with kitchenette area, and to the first floor storage mezzanine. The office area has good natural light, heating and air-conditioning. Mains III phase electricity is connected and fibre internet is available.

Externally there is a dedicated front yard of approx. 21 m depth providing a loading area and 7 allocated parking spaces (more if double parked).

The M11 Business Link is a modern estate 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.



## Viewing & Further Information



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