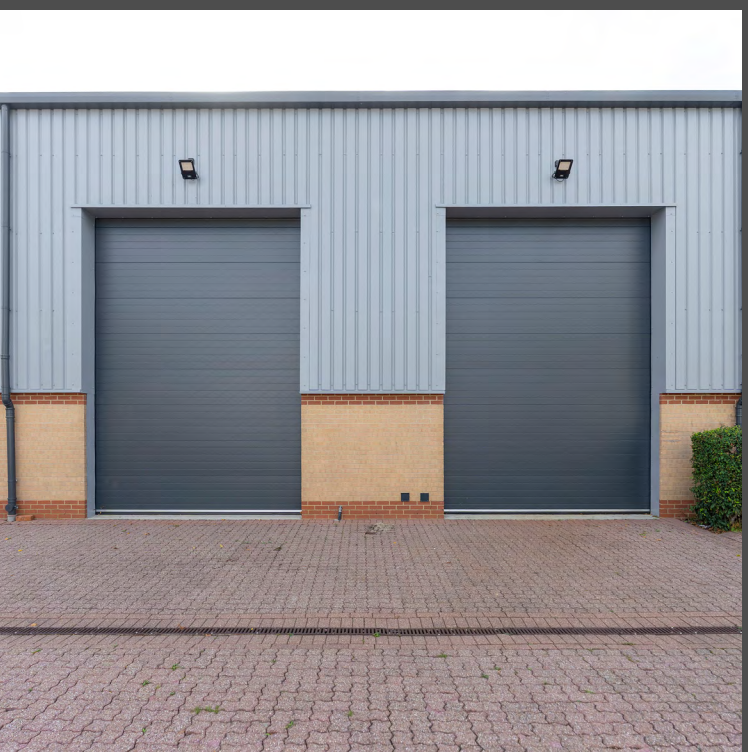
40 RAYNHAM ROAD

5,152 SQ FT NEWLY REFURBISHED INDUSTRIAL UNIT **TO LET**

UNIT 40 RAYNHAM ROAD, BISHOP'S STORTFORD, HERTS CM23 5PD

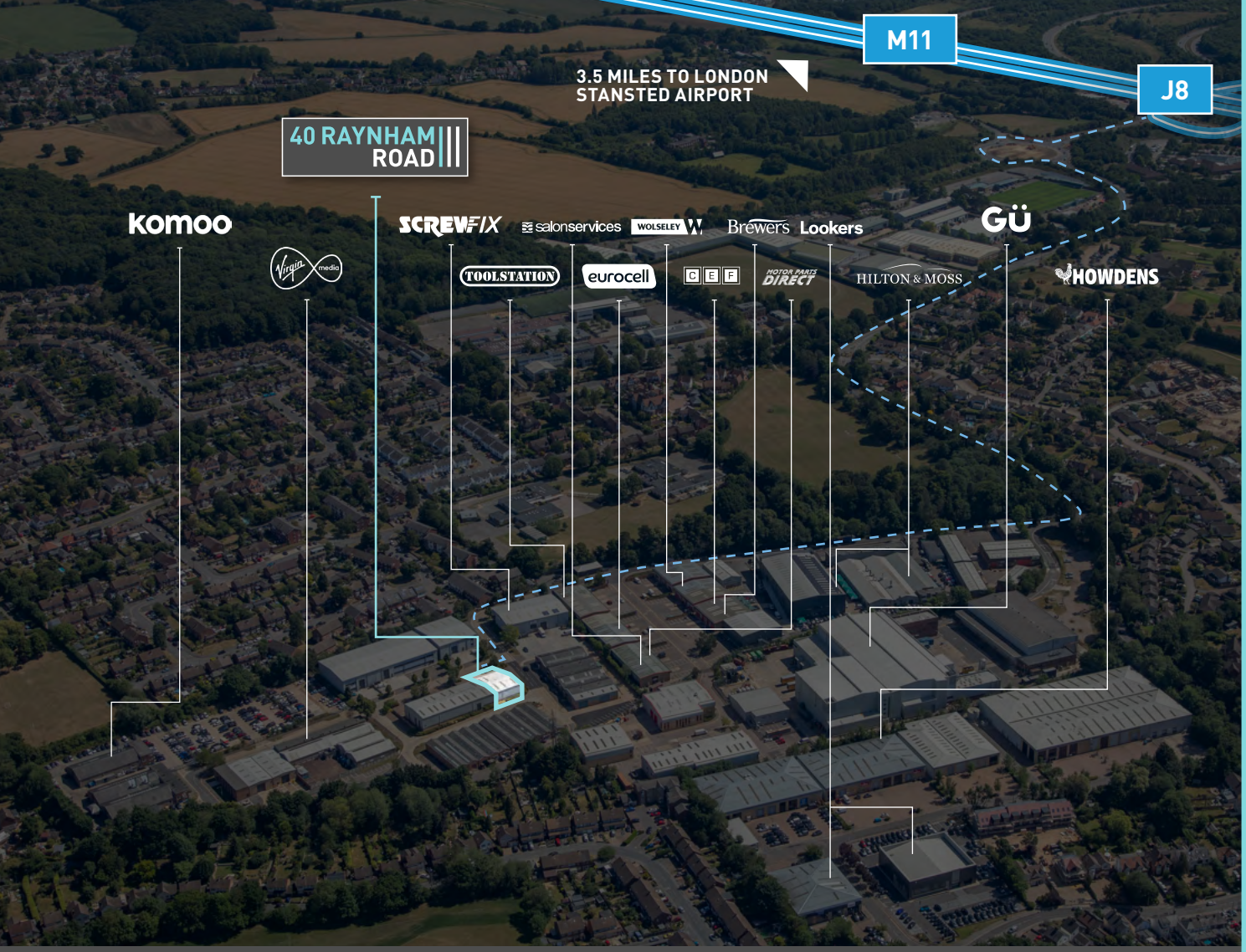
///MIXED.BLESS.CROWD











LOCATION

Raynham Road occupies a highly accessible position within an established commercial and industrial area of Bishop's Stortford. Located just off the A1250 (Dunmow Road), approximately 1 mile from Junction 8 of the M11 and the A120, providing excellent access to the wider motorway and regional road network.

Bishop's Stortford town centre and mainline railway station are approximately 1 mile away, offering direct services to London Liverpool Street & Cambridge, while London Stansted Airport is approximately 3.5 miles from the property. The location provides an excellent combination of road, rail and air connectivity, making it ideally positioned for both local and national occupiers.

ACCOMMODATION	SQ FT
Warehouse	4,064
Ground Floor Office & Ancillary	544
First Floor Office	544
Total GEA	5,152

6.5m
Eaves Height

69kVA
Power Supply

2 Level Access
Loading Doors

DESCRIPTION

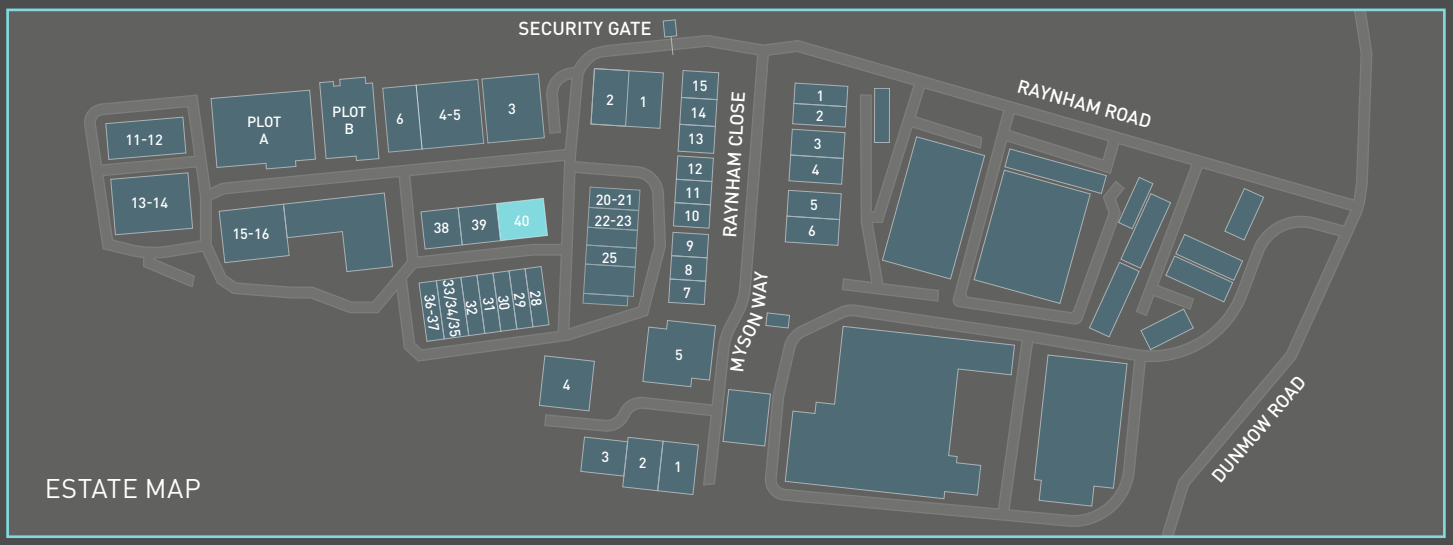
Situated on the popular and well established Raynham Road Industrial Estate, 40 Raynham Road is a modern end of terrace, newly refurbished industrial warehouse unit of steel portal frame construction with metal sheet cladding, brick and glazing elevations. Access into the open plan warehouse accommodation is gained via two level access electronic roller shutter doors. The unit has two storey office provision including reception area and wc. The unit also benefits from LED lighting in the warehouse, three-phase power and has a gas supply.





M11 Junction 8	5 Mins	1.5 Miles
M25 Junction 27	18 Mins	15.5 Miles
Harlow	23 Mins	12 Miles
Cambridge	30 Mins	26.1 Miles
London	55 Mins	37.6 Miles

Stansted Airport	9 Mins	3.5 Miles
London Gateway	60 Mins	42.2 Miles
Felixstowe	70 Mins	61.2 Miles
Luton Airport	80 Mins	69.0 Miles
Heathrow Airport	90 Mins	48.6 Miles



RENT

Rent upon application.

EPC

EPC 'B' Rating post refurb.

SERVICE CHARGE

Upon application.

LEASE TERMS

The premises are available on new effective full repairing and insuring lease on terms to be agreed.

BUSINESS RATES

Current rateable value (1 April 2026 to present) £68,500.

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.

LEGAL COSTS

Each party to bear their own legal costs.

JLL
property.jll.co.uk

NIAMH BELL
07889 907 216
niamh.bell@jll.com

JAMES SAXBY
07801 667 692
james.saxby@.jll.com

Coke Gearing consulting
Chartered Surveyors
01279 758758
www.cokegearing.co.uk

FELICITY THOMAS
07961 778 135
felicity@cokegearing.co.uk

MATTHEW FLEMING
07957 483 057
matthew@cokegearing.co.uk

These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate. November 2026. Designed by **cormackadvertising.com**