



24a Twyford Business Centre, London Road, Bishops Stortford, CM23 3YT

Industrial/Logistics For Sale | £940,000 | 6,803 sq ft

Industrial/Warehouse For Sale

24a Twyford Business Centre, London Road, Bishops Stortford, CM23 3YT

Summary

- Price: £940,000
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £44,250. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: £1,551.11 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (55)

Further information

- [View details on our website](#)

Contact & Viewings

James Issako MRICS
01279 620 200 | 07817 269 490
ji@dww.co.uk

Rhys Southall MRICS
01279 620 221 | 07960 548878
rs@dww.co.uk



Key Points

- Electric roller shutter (w 3m x 5m)
- Eaves height of 6.17m with a ridge height of 8.7m
- Ground and first floor kitchen and staff welfare facilities including a shower
- First floor office space with air conditioning and LED lighting
- 4 allocated car parking spaces

Description

The Property comprises a mid-terraced industrial/warehouse unit of steel frame construction with part brick and part steel clad elevations under pitched steel clad roof incorporating translucent roof lights.

The ground floor is arranged to provide mainly storage/production space and is clear span. There is a ground floor kitchen and W/C. The first floor provides office space and has a W/C and kitchen.

The unit is served by an electric roller shutter loading door and benefits from 4 allocated car parking spaces with additional parking available subject to negotiation.



Location

The Property is situated close to Bishops Stortford town centre and approximately 3 miles from Junction 8 of the M11. The M11 connects with Junction 27 of the M25 and also provides a direct route to Stansted Airport, about 4 miles to the north. Bishops Stortford main line station is within c.1 mile of the Property, providing a regular service into London Liverpool Street via Tottenham Hale (Victoria Line) in approximately 55 minutes, and also Cambridge.

Accommodation

Floor/Unit	sq ft	sq m
Ground	5,149	478.36
1st	1,654	153.66
Total	6,803	632.02

Terms

The Property is available freehold with vacant possession.

MISREPRESENTATION CLAUSE
*Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition, and
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
(vi) All quoting rents, prices and terms are expressed subject to contract;
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters.*

