

Unit 9 Stortford Hall Industrial Estate, Bishop's Stortford,  
Herts, CM23 5GZ

*High-quality Detached Warehouse in Prime M11 Logistics Location*  
*59,421 sq ft | 5,520 sq m*



TO LET

# Summary

## Description

Located on a well-established business park, the property is a modern detached industrial / warehouse unit constructed in the late 1990's. The site is self-contained and securely fenced.

## Terms

The property is available on a new lease directly with the landlord on terms to be agreed. A period of rent free is available depending on covenant and length of lease term agreed. Quoting rent available upon application.

## Additional Information

### Business Rates

The Rateable Value for the property is £570,000. For business rates information, applicants should enquire directly with East Herts District Council:<https://www.eastherts.gov.uk/businesses-and-support/business-rates>

### Services

Mains drainage, water and electricity are believed to be available to the property. Interested parties are, however, advised to make their own enquiries to the relevant service providers.

### Estate Service Charge

An estate service charge is payable for the maintenance of the common parts. Further details available upon request.

### EPC

Rating C - 54. EPC certificate available upon request.

### Legal costs

All parties to bear their own legal costs.

### Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

### Viewings

Viewings are strictly by appointment only and to be arranged via the Letting Agents.

## Specification Includes

- Steel portal frame construction with part brick / block elevations & steel profile cladding above and to the roof
- 7.0m clear height to warehouse
- 3 dock levellers and 1 surface loading door
- Excellent parking provisions (77 marked spaces and yard)
- 40m yard depth
- Two-storey offices to the front incorporating a full-height glazed reception area, suspended ceilings, recessed lighting and air-conditioning
- Approximately 20% office content
- LED lighting throughout
- Canteen/kitchenette facilities



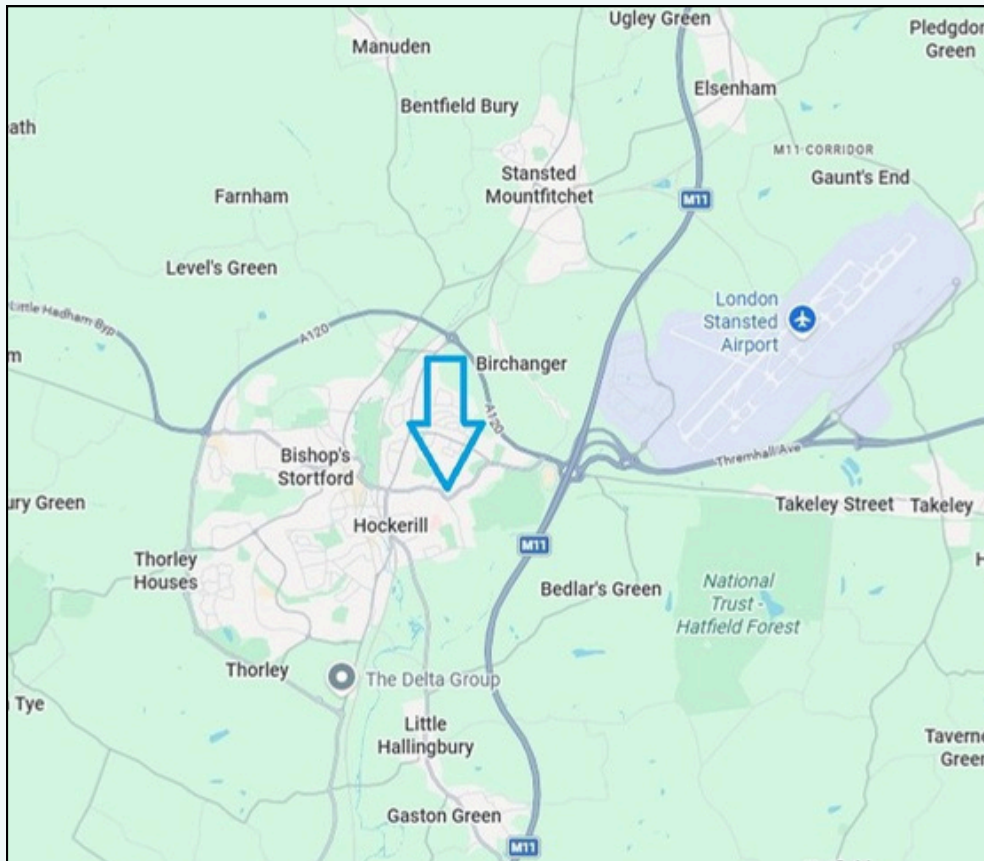
# Location

Stortford Hall Industrial Estate is situated on the east side of Bishop's Stortford with excellent access to the M11 at junction 8 (approx 0.5 miles), and also to the town centre along Dunmow Road. The M11 provides easy access to London via the M25 which is within a 25 min drive time. London Stansted Airport, the UK's 4<sup>th</sup> busiest airport, is located within 3 miles of the property providing international air travel. The town offers a skilled labour pool with fantastic mainline rail services to London Liverpool Street (37 mins).

Stortford Hall Industrial Estate is situated within an long-established industrial location and houses an array of quality occupiers such as: Howdens, Lookers, Gu Desserts, Hilton Coachworks and Stansted Aerospace.

## Drive times (Google Maps)

M11	5 minutes
Stansted Airport	10 minutes
M25	25 minutes
Cambridge	35 minutes



# Accommodation

The Property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area (GIA) basis and provides the following measured areas:

Description	Sq Ft	Sq m
Warehouse	46,929	4,360
GF office & Reception area	6,246	580
First Floor Offices	6,246	580
<b>Total</b>	<b>59,421</b>	<b>5,520</b>



# Gallery



# Gallery



June 2026



*Get in touch with  
our experts*



**Walter Scott**  
07918 081533  
walter.scott@bidwells.co.uk



**Patrick Stanton**  
07918 709399  
patrick.stanton@bidwells.co.uk

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