



## Unit 6, Twyford Industrial Estate, Bishop's Stortford, CM23 3LJ

Industrial/Logistics To Let | £26,000 per annum | 1,774 sq ft

industrial unit + gated yard

# Unit 6, Twyford Industrial Estate, Bishop's Stortford, CM23 3LJ

## Summary

- Rent: £26,000 per annum
- Business rates: According to The Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) the Rateable Value for Unit 6 is £16,250. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Legal fees: Each party to bear their own costs
- Lease: New Lease

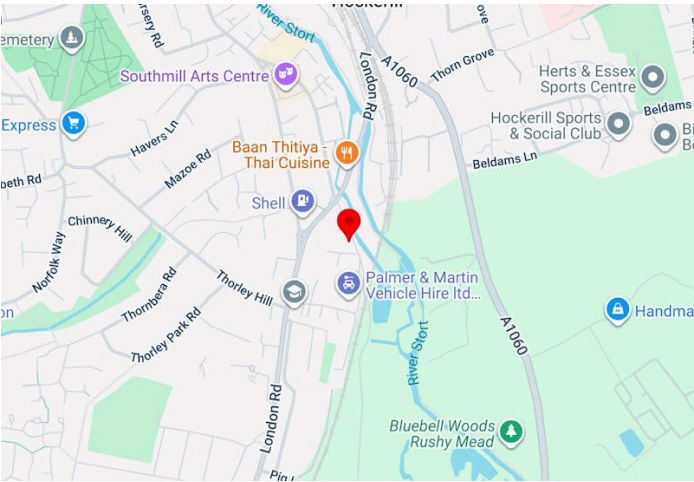
## Further information

- [View details on our website](#)

## Contact & Viewings

Rhys Southall MRICS  
01279 620 221 | 07960 548878  
[rs@dww.co.uk](mailto:rs@dww.co.uk)

James Issako MRICS  
01279 620 200 | 07817 269 490  
[ji@dww.co.uk](mailto:ji@dww.co.uk)



## Key Points

- 2947 sq ft private and gated yard
- Additional parking in front of the building
- Roller shutter loading door (3.1m x 3.0m)
- 3 phase power

## Description

The property comprises a single storey industrial premises which benefits from two personnel entrances and a manual roller shutter.

To the side of the property is an enclosed yard area suitable for external storage and/or car parking. There is also additional car parking spaces demised at the front of the premises.

## 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

Name	sq ft	sq m
Ground	1,774	164.81

## Terms

The Property is available to let on a new fully repairing and insuring lease for a term of years to be agreed.

### 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."

