



**UNITS 27-28 STANSTED DISTRIBUTION CENTRE,
BISHOP'S STORTFORD, CM22 7DG**

INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

8,122 SQ FT (754.56 SQ M)



Summary

Modern end-of-terrace industrial unit in close proximity to Stansted Airport available by way of assignment or sublease of whole

Available Size	8,122 sq ft
Passing Rent	£96,150 per annum
Rateable Value	£90,500
Service Charge	£3,040 per annum
EPC Rating	B (47)

- Strategic location close to Stansted Airport
- Assignment or sublease of whole from existing lease expiring 12 January 2028 (approx. 1 year 5 months unexpired)
- Rent passing £96,150 per annum exclusive of VAT
- 2x full-height loading doors
- 6.04m eaves rising to 7.95m at the apex



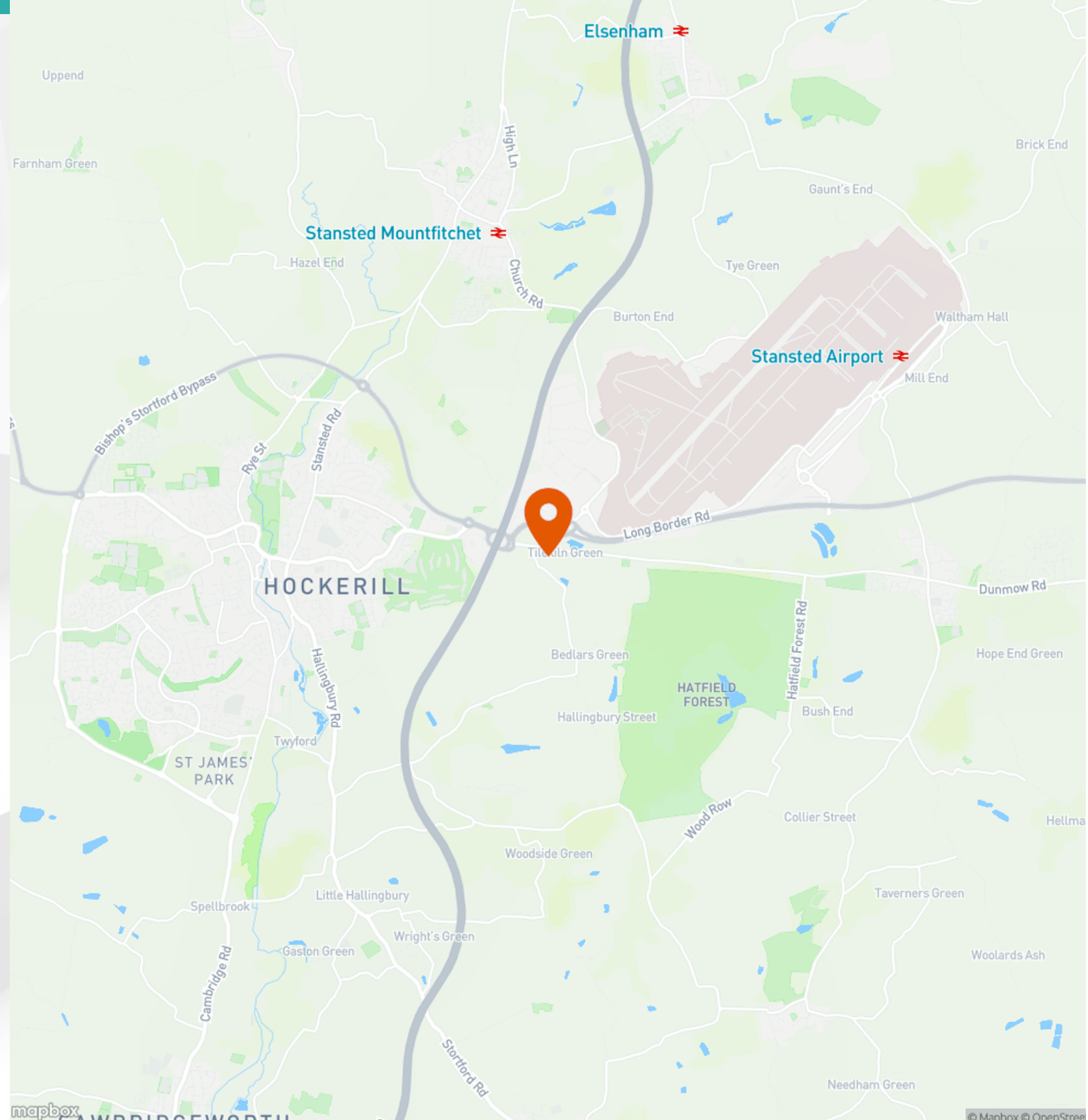
Location



**Units 27-28 Stansted
Distribution Centre, Bishop's
Stortford, CM22 7DG**

Stansted Distribution Centre is a well-established warehouse location adjacent to London Stansted Airport. The estate benefits from excellent road communications, lying close to Junction 8 of the M11 motorway, providing access to London, Cambridge, the M25 and the wider national motorway network.

Bishop's Stortford town centre is approximately 4 miles to the south-west, whilst Stansted Airport and a range of local amenities are within easy reach. Rail services are available from Bishop's Stortford station, offering regular connections to London Liverpool Street, Cambridge and Stansted Airport.



Further Details

Description

The property comprises an end of terrace industrial/warehouse unit, incorporating a two storey office and amenity block to the front elevation.

Warehouse

- 6.04m eaves rising to 7.95m at the apex
- Two full height roller shutter loading doors
- Translucent roof panels and LED motion-sensor lighting
- Solid floor
- CCTV and fire alarm system

Two Storey Offices

- Ground and first floor offices with fitted kitchen, WCs and shower
- Air conditioning and electric wall-mounted radiators
- Painted plaster walls and ceilings with perimeter trunking

External

- 16 car parking spaces and forecourt loading area

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	6,108	567.45	Available
Ancillary - Offices & Ancillary	2,014	187.11	Available
Total	8,122	754.56	

Terms

The property is held by way of a lease dated 13 January 2023, expiring on 12 January 2028. There is approximately 1 year and 5 months unexpired (from August 2026). The rent passing equates to £96,150 per annum exclusive of VAT. Available by way of an assignment of the leasehold outlined above or by way of a sub-lease of whole on terms to be agreed.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

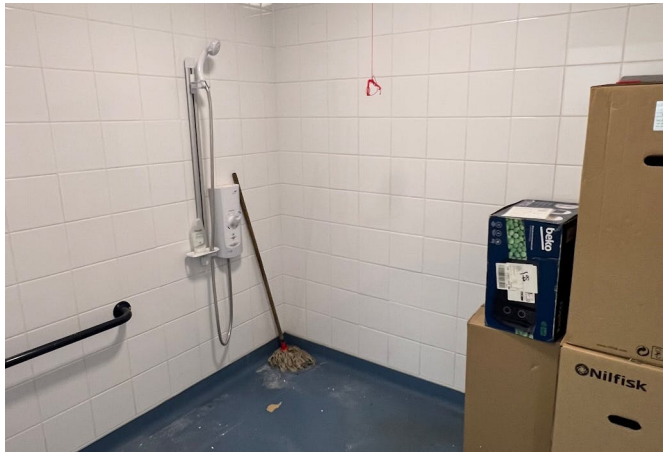
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Service Charge

An annual service charge of £3,040 is payable.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



Freddie Worth

fworth@vailwilliams.com

07502 572631



Matt Cureton

mcureton@vailwilliams.com

07786 735 596

0121 654 1065



**Vail
Williams**

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