



Unit 2

Southmill Trading Centre, Bishop's Stortford, CM23 3DY

Industrial/warehouse unit

1,230 sq ft
(114.27 sq m)

- 3.5m x 3.9m Roller Shutter
- 3 Phase Power
- WC and small reception/office
- 2 parking spaces plus parking in front of loading door
- Eaves height of 5.1m rising to 6.35m

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Summary

Available Size	1,230 sq ft
Rent	£20,000 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £14,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
Service Charge	£1,586 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

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

Internally, the unit provides mainly clear span storage and is served by an electric roller shutter loading door. Additionally there is a WC and small office area.

Externally, there is a loading apron with 2 assigned car parking spaces plus the ability to park in front of the loading door.

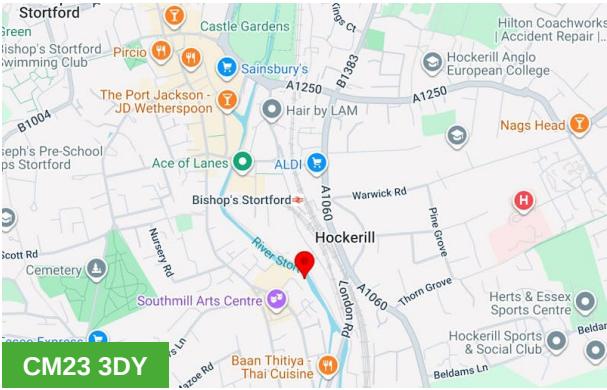
Location

The property is located on Southmill Trading Centre, which is on the East side of Southmill Road, close to the London Road (B183) and a short walk from Bishops Stortford town centre.

The Centre is 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 located within approximately 1 mile of the property, providing a regular service into London Liverpool Street via Tottenham Hale (Victoria Line) in approximately 55 mins and also to Cambridge.

Terms

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



Viewing & Further Information



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



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

IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

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(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." Generated on 07/11/2025