



Unit 2 Birchanger Industrial Estate

Stansted Road, Birchanger, Bishop's Stortford, CM23 5PS

Extensively refurbished industrial/warehouse with yard space, close to major retailers, with easy access to Bishop Stortford, M11 (J8).

8,364 sq ft
(777.04 sq m)

- Extensively refurbished
- 3 roller shutter loading doors
- Eaves height of 3.90m rising to 6.47m at the ridge
- Kitchen and staff welfare facilities
- First floor office space
- Own dedicated yard

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Summary

Available Size	8,364 sq ft
Rent	£88,000 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £69,500 from the 1st of April 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
Service Charge	On application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The property comprises a recently refurbished end-of-terrace industrial/warehouse formerly let to City Plumbing. The unit is of steel frame construction with part brick and glazed elevations under a pitched sheet roof. The unit benefits from 3 loading doors. Internally the property is arranged with office/staff welfare facilities to the front inclusive of some first floor offices with the added benefit of UPVC double glazing. The rest of the space provides storage/production space. Externally the unit has its own yard to the side of the unit.

Location

The Property is situated off of Stansted Road on the Northern edge of Bishops Stortford. The property enjoys good road links to the M11 (J8) at Stansted International Airport which intersects with the M25 c. 16 miles to the South. The A10 is accessed via the A120 to the west. Nearby occupiers include Topps Tiles, City Plumbing Supplies, Hancocks Builder Merchants, Solus Accident and Repairs and GR8 Tool Hire.

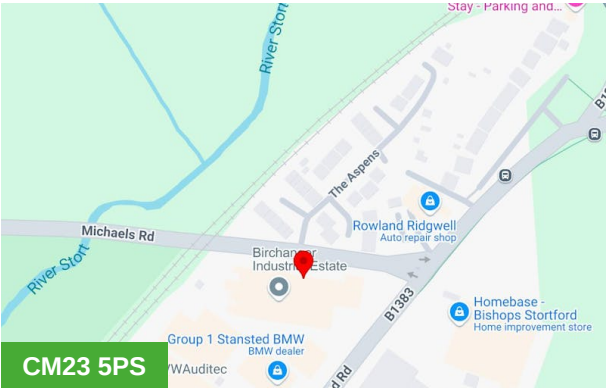
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - warehouse/industrial	7,969	740.34
1st - floor office	395	36.70
Total	8,364	777.04

Term

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



Viewing & Further Information



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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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