



**STANSTED
DISTRIBUTION
CENTRE**



TO LET

MODERN WAREHOUSE UNITS WITH LARGE YARDS

Unit 12 & Unit 14, Stansted Distribution Centre, Stansted
7,500 – 20,000 sq ft

- Half a mile east of Junction 8 of M11 & entrance to Stansted Airport
- B8 / B1c use

Location

Stansted Distribution Centre is located approximately half a mile east of the M11, Junction 8 at Stansted Airport. The site is accessed from the B1256 on the southern boundary of the Airport.

Description

The buildings comprise modern steel framed warehouse / industrial units with offices at ground floor level and some mezzanine storage above. Both units have the benefit of a large concrete yard area to the front, a powered steel roller shutter door and an internal eaves height of approximately 7 metres.

Accommodation

The accommodation is arranged as follows, measured in accordance with the RICS code of measuring practice on a gross internal floor area basis.

Unit 12

Warehouse/Production	6,891 sq ft	640 sq m
Offices/Ancillary	735 sq ft	68 sq m
Mezzanine storage	2,326 sq ft	216 sq m
Total floor area	9,952 sq ft	924 sq m

Unit 14

Warehouse/Production	4,895 sq ft	454 sq m
Ground floor offices	2,439 sq ft	226 sq m
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Total floor area	9,773 sq ft	906 sq m

Amenities

- 7.0 m eaves
- Powered access door
- Warehouse heating
- High bay lighting
- Male/female WC
- Staff rest room
- Generous concrete yard area

Terms

The property is available by way of a new lease for a term to be agreed. Rent on application.

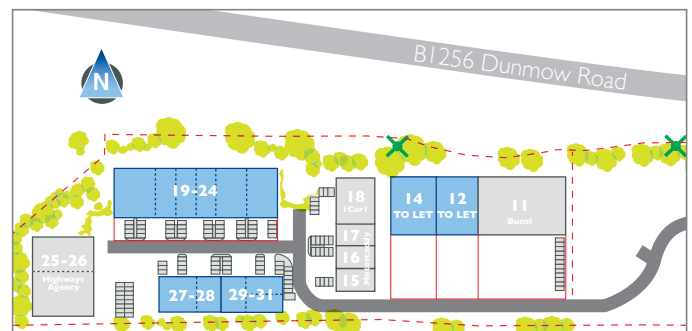
Rates

It is recommended that interested parties contact East Herts Council regarding business rates on 01279 655261, or email revenues@eastherts.gov.uk

Location Map



Site Plan



Viewings

By arrangement with sole agents:



Coke Gearing Consulting
Kenborough Court
133-137 South Street
Bishop's Stortford
Herts CM23 3HX

Contact: Richard Coke
t: 01279 758758
m: 07702 908156
e: richard@cokegearing.co.uk
w: www.cokegearing.co.uk

SUBJECT TO CONTRACT

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