

To Let

Units 24 A&B Twyford Business Centre,
London Road, Bishop's Stortford, Herts, CM23 3YT

CokeGearing
consulting
Chartered Surveyors

Commercial



Two units: 24 A (2,234 sq ft) & 24 B (2,992 sq ft)

Or one unit of (5,156 sq ft)

Established and popular estate

Excellent access for Town Centre, M11, A120 and Airport

Very competitive at only £6 - £6.25 per sq ft

Parking Spaces

01279 758758 www.cokegearing.co.uk

C1076 ab

Location

Situated off London Road on the edge of Bishop's Stortford, this busy industrial estate has excellent access to the M11 motorway for London / Cambridgeshire. Stansted Airport approx 8 miles.

Description

On offer is a warehouse unit of steel portal frame construction with part blockwork part metal cladding, the roof providing excellent natural light.

Internally the units are currently under refurbishment and shall, if required, be offered as a clean clear shell with all services connected ready for tenant fit out.

Available immediately either as a 5,156 sq ft unit or as two smaller units, 24 A of 2,234 sq ft and 24 B of 2,992 sq ft.

Accommodation

The units have the following gross internal floor areas.

Unit 24 A

207.55 sq m 2,234 sq ft

Unit 24 B

271.49 sq m 2,922 sq ft

Total

479 sq m 5,156 sq ft

Business Rates

The property is currently listed as one unit, applicants are advised to make their own enquiries with the Valuation Office or East Herts District Council.

Rent

Unit 24a (2,234 sq ft)

£14,000 per annum + VAT

Unit 24b (2,922 sq ft)

£18,300 per annum + VAT

**Or for units A&B combined
(5,156 sq ft)**

£31,000 per annum + VAT

Service Charge

There will be a nominal service charge for the maintenance and upkeep of the estate.

Legal Costs

Incoming tenant to be responsible for all legal costs in relation to this matter.

Terms

The premises are available by of a new lease for terms to be agreed.

Viewing

By arrangement through sole agents, Coke Gearing Consulting.

Contact:

Adam Tindall

01279 758 758

adam@cokegearing.co.uk



100 South Street
Bishop's Stortford
Herts CM23 3BG

T: 01279 758758
F: 01279 758940

www.cokegearing.co.uk

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