

Unit 7, M11 Business Link, Stansted, Essex CM24 8GF

INDUSTRIAL TO LET

7,206 sq ft / 669.45 sq m



- Modern industrial / warehouse unit
- Generous yard and good parking provision
- Excellent location for Stansted Airport, M11 / A120 and Rail Network

Coke Gearing
consulting

Chartered Surveyors

www.cokegearing.co.uk



Location

The M11 Business Link is a modern estate constructed in 2008, situated just 3.5 miles north of Bishop's Stortford and 3 miles (by road) west of Stansted Airport. M11 Junction 8 is 2 miles by road, providing easy access to London, the M25 and wider motorway network, and Cambridge to the north. The A120 connects east to west. There are fast mainline rail services from Stansted Airport and Bishop's Stortford to London Liverpool Street (40 minutes) and dedicated coach and bus services serving both local and national routes.

Description

A modern end of terrace steel portal framed industrial unit with sheet metal roof with translucent roof panels and externally clad.

Entering the property from the full height roller shutter door this leads into an open plan warehouse area, with approx 7.5 m min eaves height. Accessed from the pedestrian door this leads into a reception area with offices, kitchen area and WC off the corridor, with a staircase leading to a first floor office area providing a large modern office area with good natural light, heating and air-con. The office element has been further extended to provide additional ground and first floor open plan areas.

Externally a dedicated front yard provides a loading area and also 14 allocated parking spaces (more if double parked). Mains III phase electricity is connected and fibre internet is available.

Accommodation

Gnd Warehouse	205 sq m	(2,212 sq ft)
1 st Floor Office	232 sq m	(2,497 sq ft)
1 st Floor Mezzanine	232 sq m	(2,497 sq ft)
Total	669 sq m	(7,206 sq ft)

Rent

£105,000 per annum exclusive plus VAT.

Terms

The property is available for occupation on **1 January 2025** on a new fully repairing and insuring lease for terms to be agreed.

EPC

EPC rating – B – currently being commissioned.

Rateable Value

The premises were previously rated together with the property adjacent; however, the VOA have rated similar sized units on the Estate and we would estimate this unit to attract a rateable value of circa £69,500 with rates payable of £35,584 pa assuming a UBR of 51.2p. NB this is estimated, and parties need to make their own enquiries with Uttlesford District Council.

Service Charge

The proportion towards the common parts of the Estate for 2024 are approximately £4,600 per annum which are revised annually.

Legal Costs

Each party to pay their own legal fees in relation to this matter.

Viewings

For further information please contact:

Carol Philpott:

Office: 01279 758758

Mobile: 07300 861 388

Email: carol@cokegearing.co.uk