







Yard/Open Storage Space | **TO LET**

28,333 sq ft (2,632 sq m)

Highways Depot Yard, Stansted Distribution Centre, Bishop's Stortford, Herts CM22 7DG

-  Commercial storage yard of 28,333
-  ½ mile to Junction 8 M11 & close to Stansted Airport
-  Secure site with gated entrance
-  Access to water and electricity

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Location

Situated just ½ mile from Junction 8 of the M11 and wider motorway network thereafter, with excellent access to the A120 which runs east to Braintree / Colchester and Stansted Airport which is an expanding hub for European and International travel as well as dedicated air freight. Strategically and centrally located within the M11 corridor between London and Cambridge. Bishop's Stortford is 2 miles away and the closest larger town with a population of 40,000+ people.

Description

On offer is a hard surfaced, secure yard area with palisade fencing, large double access doors and access to water and electricity. The site measures approximately 28,333 sq ft located on the popular Stansted Distribution Centre estate.

Accommodation – GIA (approx.)

Total 28,333 sq ft 2,632 sq m

Rent

£120,500 per annum exclusive

Terms

The property is available by way of a new lease to be contracted outside the Landlord & Tenant Act.

Insurance & Service Charge

Service Charge – £5,280.00 per annum

Insurance - £1,207.64 per annum





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Plotted Scale - 1:505



Business Rates

We understand the property is listed on the Valuation Office website at a rateable value of £48,000 equating to rates payable of circa £26,640 per annum, assuming a UBR of 55.5p.

Services

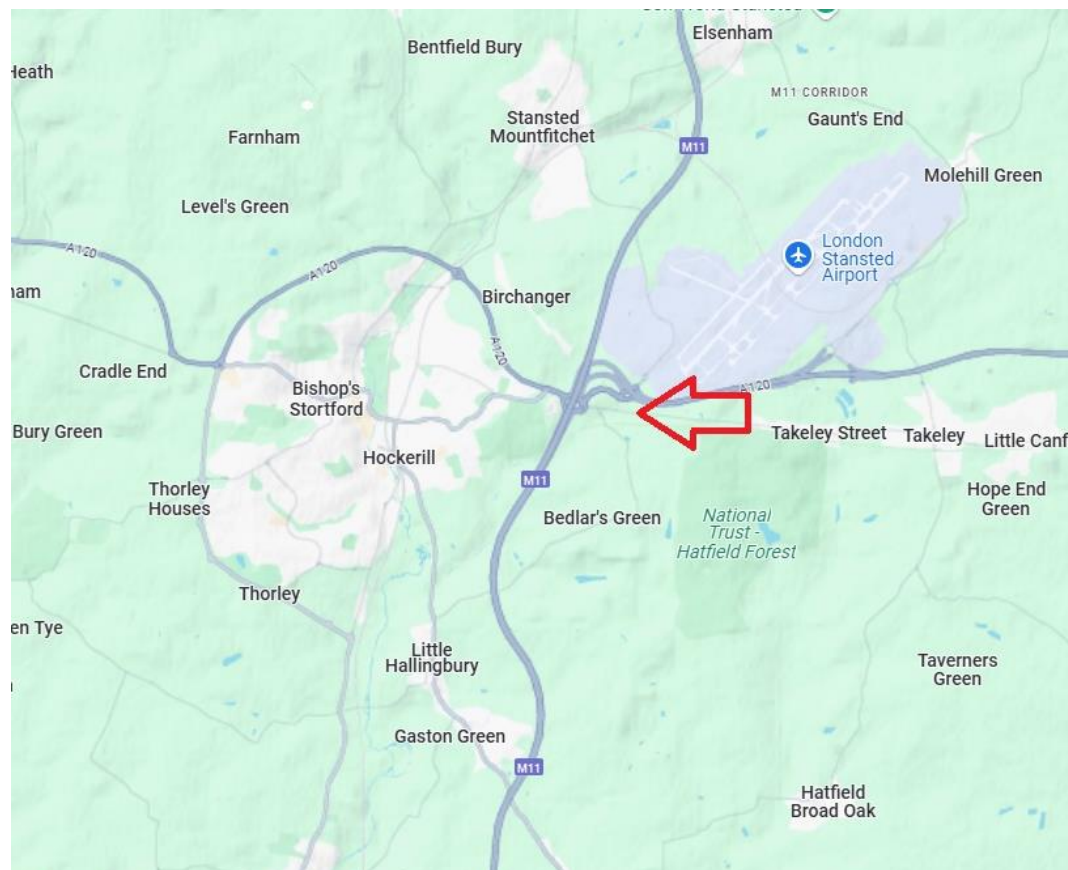
We understand that mains electricity and water are connected to the property.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

VAT chargeable at the current rate.



Map provided by Google Maps

Viewings

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