



Industrial Unit | **TO LET** 6,738 sq ft - 9,686 sq ft |

Unit 10, Haslemere Industrial Estate, Pig Lane, Bishop's Stortford, Herts CM23 3HG

- Well-established and popular industrial estate
- Full height roller shutter door
- Forecourt with parking
- Ground and first floor office

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Location

The property is located on the well-established Haslemere Industrial Estate to the south of Bishop's Stortford with access off the B1383 to the A1184 and hence to the A120/M11. Bishop's Stortford's main railway station is within walking distance, offering good services to London Liverpool Street, Stansted Airport and Cambridge.

Description

The unit comprises an end terrace industrial/warehouse unit of steel portal frame construction with a combination of brick and profile sheet metal cladding to the elevations, ground and first floor office accommodation and male and female WCs.

The unit benefits from a minimum eave's height to underside of haunch of 4.75 m or underside of roof 5.70 m and has the benefit of a front yard area together with communal car parking within the estate.

Please note, there is the option to remove the mezzanine, if necessary. Please contact agent for further details.

Rent

Rent Upon Application

Accommodation

Ground floor warehouse	6,048 sq ft / 561 sq m
First floor storage mezzanine	2,948 sq ft / 273 sq m
First floor office	345 sq ft / 32 sq m

Total **9,686 sq ft / 899.85 sq m**

VAT

VAT chargeable at the current rate.



Business Rates

The property has a rateable value of £62,000 equating to rates payable of circa £30,939 per annum, assuming a UBR of 49.9p.

Services

We understand that mains electricity, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

Legal Costs

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

Terms

The property is available by way of a fully repairing and insuring lease on terms to be agreed.

Service Charge

The Tenant will be responsible for paying a fair proportion of the estate service charge, current premiums is £4,985.00 per annum.

Insurance

The Tenant will be responsible for reimbursing the Landlord for the building's insurance, current premiums is £1,902.15.

EPC

C - 71



Viewings

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