

Coke Gearing

consulting

Chartered Surveyors

Unit E, Woodside Industrial
Estate, Dunmow Road,
Bishop's Stortford, CM23 5RG

- UNDER REFURBISHMENT
- Close to M11 Junction and A120
- Two level roller shutter doors
- 33 parking spaces + yard
- Three Phase power supply



TO LET

LOCATION

Woodside Industrial Estate is located just off the Dunmow Road, within a quarter of a mile of M11 Junction 8 at Bishop's Stortford. The M11 connects directly to the M25, 15 miles to the south, and the A120 to the east towards Colchester.

The town of Bishop's Stortford is located within a five-minute drive of the Industrial Estate which offers an existing skilled labour pool and mainline train station to London Liverpool Street.



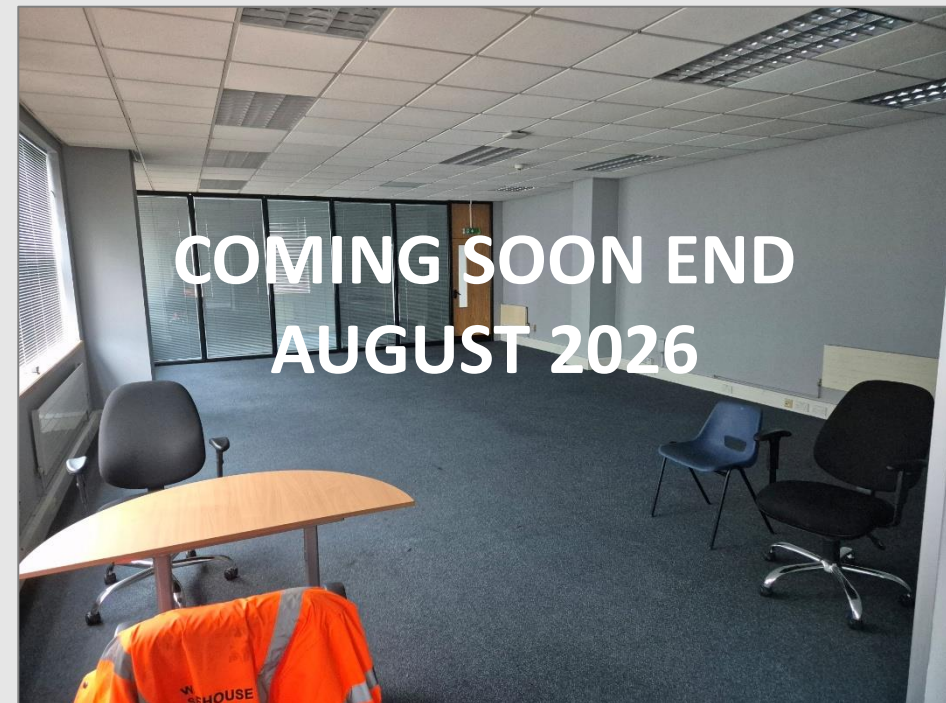
Refurbishment works include:

- New Roof
- Epoxy Resin Floor
- New Offices, WCs and Kitchen
- Air Conditioning and LED Lighting
- New External Cladding
- New Roller Shutter Doors



Sustainability Improvements:

- Solar Panel Installation
- Electric Vehicle Charging
- Improved Building Efficiency
- Target EPC B Rating



DESCRIPTION

The building comprises a warehouse/industrial unit of steel portal frame design with profile steel and glazed elevations under a pitched insulated roof.

The offices are over ground and first floors featuring suspended ceilings, recessed lighting and male and female WC facilities.

The main warehouse has a minimum eaves height of 7 m, translucent roof panels, fluorescent lighting and two full height automatic roller shutter loading doors.

The estate benefits from a security barrier with intercom access. This unit has space for 33 cars in addition to its own front yard area for loading.

PLEASE NOTE: THE UNIT IS UNDER REFURBISHMENT AND WORKS ARE SCHEDULED TO BE COMPLETED FOR OCCUPATION END OF AUGUST.

| Accommodation | Sq ft (approx.) | Sq m (approx.) |
|------------------------------|-----------------|-----------------|
| Ground Floor Warehouse | 15,103 | 1,403.11 |
| Ground Floor Offices | 1,474 | 136.94 |
| 1 st Floor Office | 1,474 | 136.94 |
| Total | 18,051 | 1,676.99 |

Floor areas stated are Gross Internal Area (GIA) and are approximate. Interested parties should verify all measurements independently



TENURE

Leasehold

PRICE

£302,350 per annum exclusive

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

All rents and prices are exclusive of VAT

BUSINESS RATES

Rateable value listed as £250,000 (April 2026)

SERVICE CHARGE & INSURANCE

The annual service charge apportionment for the property is currently £14,348 per annum.

The buildings insurance for the property is TBC.

ENERGY PERFORMANCE CERTIFICATE (EPC)

After refurb EPC rating B is targeted

ANTI MONEY LAUNDERING

In accordance with the latest AntiMoney Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

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Details prepared on 07/05/26