

UNIT TO LET

3,106 ft² (289 m²)



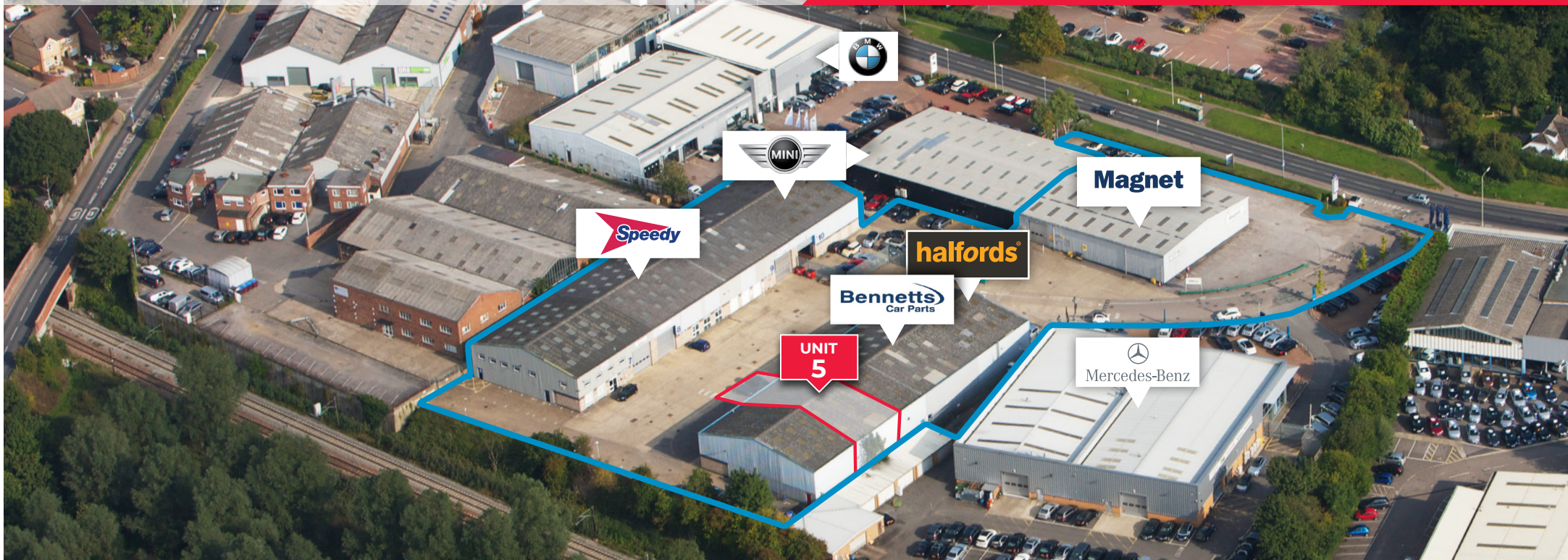
ESTABLISHED TRADE
COUNTER LOCATION



MINUTES AWAY
FROM A120 & M11



GOOD ALLOCATED
CAR PARKING



www.ipif.com/stortvalley

INDUSTRIAL/WAREHOUSE UNIT

STORT VALLEY INDUSTRIAL ESTATE
STANSTED ROAD, BISHOPS STORTFORD, CM23 2TU



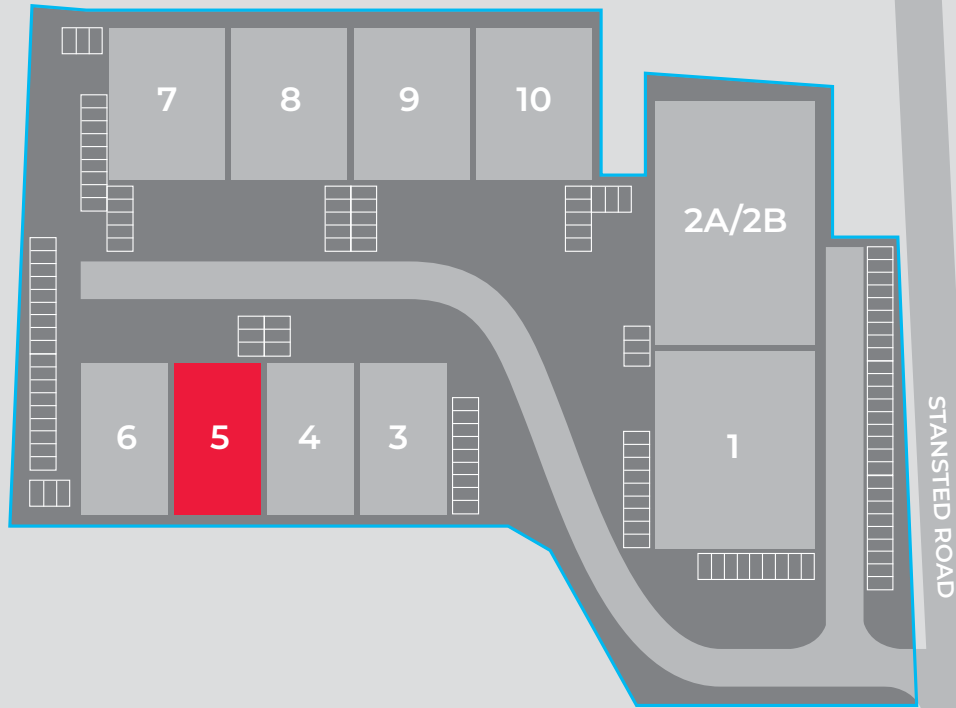


LOCATION

The Stort Valley Industrial Estate is located on Stansted Road, which is a main route connecting the town centre with the A120 bypass. This is a popular commercial location with a range of high profile occupiers. The A120 offers access to the M11 (J8), approximately 2 miles to the east, and to the A10 to the west. London Stansted Airport is adjacent to J8 of the M11.

Stort Valley is located on the North side of the town just off the Stansted Road which provides one of the main routes into the town centre. The immediate area is popular with the retail park operators as well as car showrooms and trade counter occupiers.





DESCRIPTION

The industrial/warehouse unit comprises a modern steel framed construction with brick / block cladding to approximately 2.5 metres and profile steel cladding above.

The unit has an office, reception area and WCs. The warehouse area has a clear height of 5.7 metres, rising to 8 metres, and is served by a full height roller shutter door.

Externally, the unit has a forecourt for loading and adjacent car parking to the front..

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 5	M ²	FT ²	EPC
Warehouse	254	2,730	C-75
Ground Floor Office	35	376	
Total	289	3,106	

UNIT	OCCUPIER
1	MAGNET
2	MINI
3	HALFORDS
4	BENNETTS CAR PARTS
5	TO LET
6	AURORA PARTITIONING
7	VVAUDITEC
8	SPEEDY HIRE
9	HEAT OUTDOORS / WES LOGISTICS
10	ELMS BMW / MINI



SPECIFICATION

- Office & Reception area
- WCs
- Min eaves height 5.7 metres
- Full height roller shutter door
- Car Parking & Forecourt
- Three Phase Power

LEASE TERMS

The unit is available on new full repairing and insuring lease.

RENT

Available upon application.

BUSINESS RATES

The rateable value is £29,500.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COST

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

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



On behalf of the landlord

IPIF
TRADE
0800 804 8600 ipif.com

Rachel Sharman
rachel.sharman@ipif.co.uk

CokeGearing
chartered surveyors
www.cokegearing.co.uk
01279 758758

Carol Philpott
carol@cokegearing.co.uk
07300 861388

Henry Warburton
henry@cokegearing.co.uk
07957 483057