

Coke Gearing

consulting

Chartered Surveyors

The Canada Building, Parsonage Lane, Stansted, Essex CM24 8TY



To Let

Industrial units
From 3,713 sq ft – 7,426 sq ft

- Brand new industrial/workspace units
- Good parking provision
- Excellent location for Stansted Airport & M11/A120

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LOCATION

The Canada Building is a brand-new commercial development currently under construction, ideally located just 3.5 miles north of Bishop's Stortford and 3 miles (by road) west of Stansted Airport.

The property benefits from excellent transport links, with Junction 8 of the M11 approximately 2 miles away, providing convenient access to London, the M25, the wider motorway network, and Cambridge to the north. The nearby A120 offers excellent east-west connectivity.

Occupiers will also benefit from fast and frequent mainline rail services from Bishop's Stortford and Stansted Airport to London Liverpool Street, with journey times of approximately 40 minutes. A comprehensive network of local and national bus and coach services further enhances the area's accessibility.

DESCRIPTION

Due for completion at the end of 2026, these brand-new units present an excellent opportunity for occupiers seeking high-quality business space in an attractive rural location.

Set within a unique countryside setting, the units enjoy picturesque rural views and have been thoughtfully designed with a traditional brickwork base and contemporary clad elevations.

The development comprises two units of 3,713 sq ft, available individually or combined to provide 7,426 sq ft of accommodation.

Each unit will benefit from a roller shutter loading door and 19 dedicated parking spaces. The units will be finished to a shell and core specification and will include three-phase power, WC facilities and a kitchenette, providing a practical base ready for occupiers to fit out to their own requirements.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Unit 1	3,713	344.94
Unit 2	3,713	344.94
Combined total	7,426	689.89

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



TENURE

The units are available by way of a new full repairing and insuring lease on terms to be agreed.

PRICE

£16.50 per sq ft + VAT

Tenants will be responsible for contributing a fair proportion towards the service charge and reimburse the landlord for buildings insurance, amounts TBC

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC will be commissioned upon completion of the building.

ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering legislation, the tenant / purchaser will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.

LEGAL & PROFESSIONAL COSTS

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



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Details prepared on 26/06/2026