






Yard Space | **TO LET**

1,978 sq ft | 181 sq m (approx.)

Yard 7, Cannons Yard, Bedlars Green, Great Hallingbury, Bishop's Stortford, Herts CM22 7UZ

-  Commercial storage yard of 1,978 sq ft
-  ½ mile to Junction 8, M11 and close to Stansted Airport
-  Secure site with CCTV and gated entrance

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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 towards Braintree / Colchester and Stansted Airport which is an expanding transport hub for European and International travel as well as dedicated air freight. Cannons Yard is strategically and centrally located within the M11 corridor between London and Cambridge, with Bishop's Stortford being 2 miles and the closest larger town with a population of 40,000+.

Description

On offer is Yard 7, which measures approximately 1,978 sq ft. This is part of a mixed-use commercial site measuring approximately 1.85 acres in total.

The yard is surrounded by wooden fencing with a gate and there is currently a container located within the unit which can be kept on site for an ingoing Tenant to use as an office or place for storage. Electricity and water are available and a shared on-site welfare unit.

There is a height restriction of 3.9 m on a bridge approaching the site if you are travelling from the A120.

Accommodation

GIA approx.	1,978 sq ft	181 sq m
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Rent

£8,500 per annum exclusive



Business Rates

From enquiries made via the VOA website, the property is listed at Unit 7, Cannons Yard with a rateable value of £4,200. As the rateable value is under the threshold, small businesses should be able to apply for 100% rate relief. Please contact the Local Council to clarify this.

Legal Costs

A Law Society lease will be used for this letting. The cost of preparation of the lease shall be £1,000 + VAT, which will be split 50/50 between the Landlord and ingoing Tenant.

Terms

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

VAT

VAT chargeable at the current rate.

Service Charge

The Tenant will be responsible for paying a fair proportion of the estate service charge. Contact agent for more information.



Viewings

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