

# Coke Gearing

consulting

Chartered Surveyors

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 offices



**TO LET**

# 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.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Ground Floor Warehouse	6,035	560.66
Ground Floor Offices	351	32.6
First Floor storage mezzanine	2,900	269
First floor office	319	29
<b>Total</b>	<b>9,605</b>	<b>892</b>

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



## TENURE

Leasehold

## PRICE

£ROA

## 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 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](http://www.gov.uk/find-business-rates)

## ENERGY PERFORMANCE CERTIFICATE (EPC)

B - 45

Expires 16<sup>TH</sup> December 2035

## ANTI MONEY LAUNDERING

In accordance with the latest Anti-Money 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 15/05/2026