



Unit 5 The Links Business Centre

Raynham Road, Bishop's Stortford, CM23 5NZ

Industrial/warehouse unit

1,384 sq ft
(128.58 sq m)

- Well maintained Estate
- Eaves height of circa 6m
- 3-phase power
- WC facilities and small office
- Sectional loading door (width 3.65m x height 4.25m)
- 2 dedicated car parking spaces

Unit 5 The Links Business Centre, Raynham Road, Bishop's Stortford, CM23 5NZ

Summary

Available Size	1,384 sq ft
Rent	£19,400 per annum plus VAT
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk , the Rateable Value will be £15,250 from 1st April 2023
Service Charge	The equivalent of 5% of the annual rent
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The unit forms part of a modern Estate comprising 16 terraced units of a steel frame construction with brick and steel-clad elevations under steel-clad roofs incorporating translucent rooflights. The unit generally provides clear span warehousing space.

Additionally there is a small reception area, WC facilities and an office. The property has a sectional loading door and parking.

Location

The Estate is situated in Bishops Stortford at the start of Raynham Road close to the junction of Dunmow Road. The Estate is c.1.5 miles from Junction 8 of the M11.

The M11 connects with Junction 27 of the M25 and also provides a direct route to Stansted Airport, about 4 miles to the North. Bishops Stortford main line station is within approximately 1 mile of the Property, providing a regular service into London Liverpool Street via Tottenham Hale (Victoria Line) in approximately 55 minutes) and also Cambridge.

Terms

The property is available on a new fully repairing and insuring lease, for a term of 3 years with annual inflation linked increases.

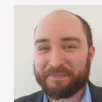
Accommodation

The following is approximate Gross Internal Areas measured in accordance with RICS Code of Measuring Practice:

Ground Floor 1,384 sq ft



Viewing & Further Information



Luke Beeton

01279 620221

lab@dww.co.uk



James Issako

01279 620 200 | 07817 269 490

ji@dww.co.uk

IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition; and
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
(vi) All quoting rents, prices and terms are expressed subject to contract;
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 08/08/2024