Derrick Wade Waters

24a Twyford Business Centre, London Road, Bishops Stortford, CM23 3YT

Industrial/Logistics For Sale | £940,000 | 6,803 sq ft

Industrial/Warehouse For Sale

www.dww.co.uk

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Summary

- Price: £940,000
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £44,250. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: £1,551.11 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (55)

Further information

- View details on our website

Contact & Viewings

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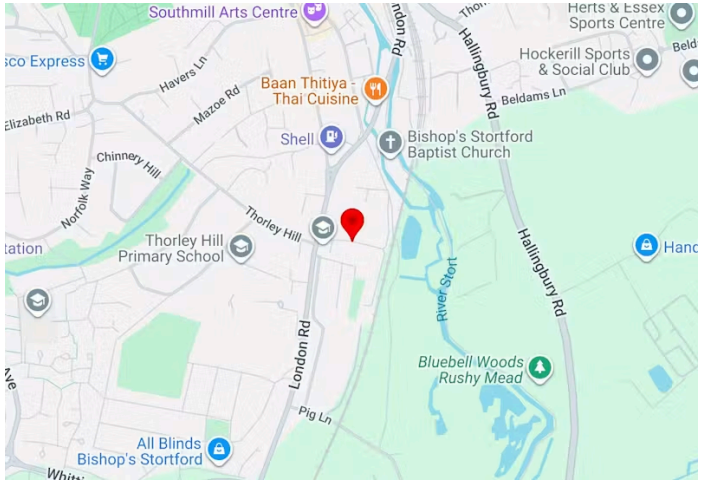

Key Points

- Electric roller shutter (w 3m x 5m)
- Eaves height of 6.17m with a ridge height of 8.7m
- Ground and first floor kitchen and staff welfare facilities including a shower
- First floor office space with air conditioning and LED lighting
- 4 allocated car parking spaces

Description

The Property comprises a mid-terraced industrial/warehouse unit of steel frame construction with part brick and part steel clad elevations under pitched steel clad roof incorporating translucent roof lights.

The ground floor is arranged to provide mainly storage/production space and is clear span. There is a ground floor kitchen and W/C. The first floor provides office space and has a W/C and kitchen.

The unit is served by an electric roller shutter loading door and benefits from 4 allocated car parking spaces with additional parking available subject to negotiation.

Location

The Property is situated close to Bishops Stortford town centre and approximately 3 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 c.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.

Accommodation

Floor/Unit	sq ft	sq m
Ground	5,149	478.36
1st	1,654	153.66
Total	**6,803**	**632.02**

Terms

The Property is available freehold with vacant possession.

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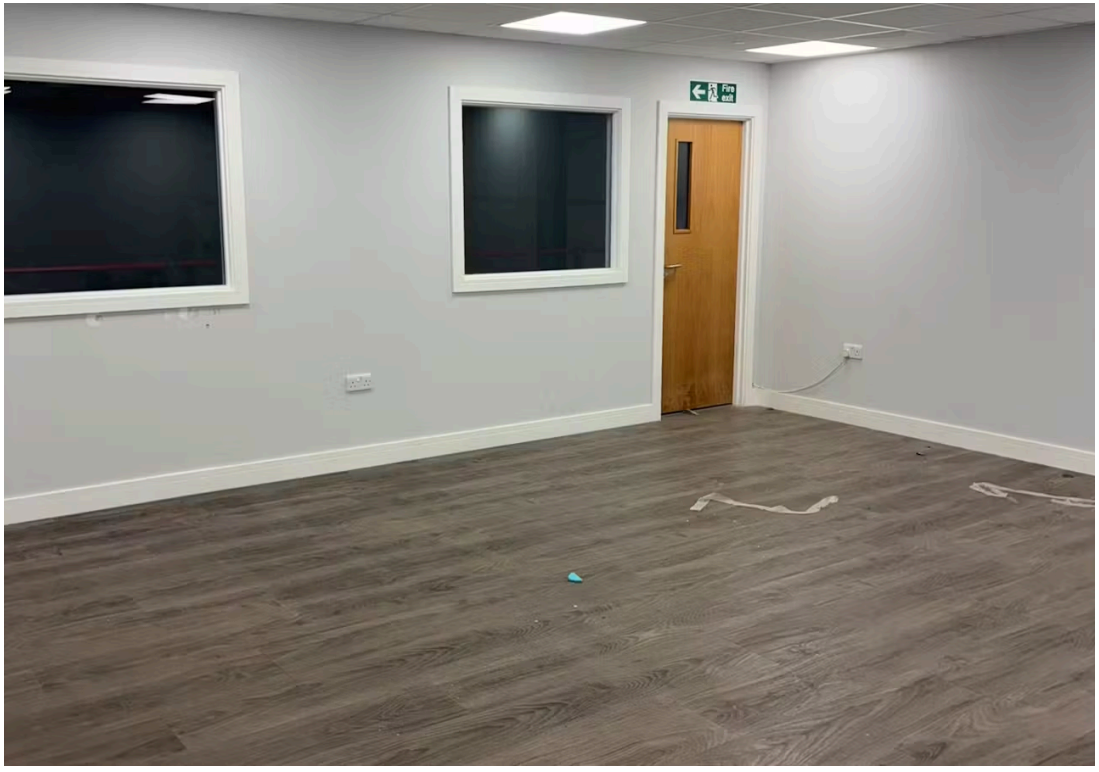
Fire exit

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