JLL®

Units 4 & 5 Raynham Road, Bishops Stortford, CM23 5PB

To Let

12,552 sq ft

Warehouse/Industrial Unit

Units 4 & 5 Raynham Road, Bishops Stortford, CM23 5PB

Summary

- EPC: C (69)
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

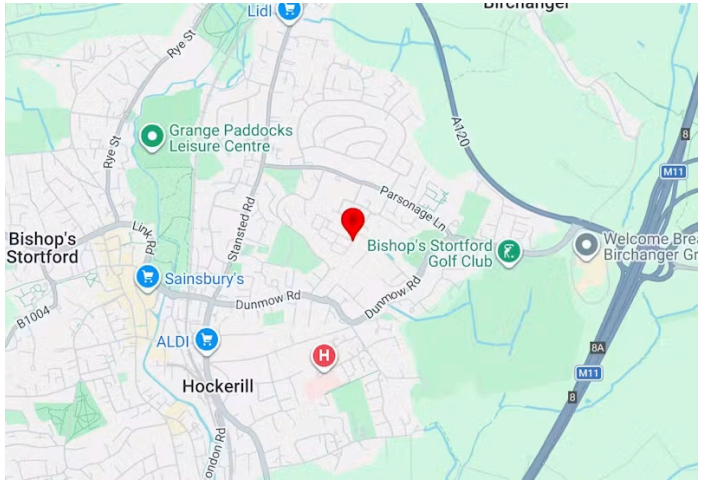
James Saxby
07801 667692
james.saxby@jll.com

Niamh Bell
07889 907216
Niamh.Bell@jll.com

Joint Agents

Coke Gearing Consulting (Joint Agent)

020 7493 4933
jll.com



Location

The property is well located in an established trade / industrial area to the north east of Bishop's Stortford, within 1.3 miles of the Town Centre and mainline railway station. The location benefits from close amenities and quick access to the M11 via Junction 8 and London Stansted Airport. Raynham Road Industrial Estate is a popular estate with both trade and industrial occupiers including Screwfix, Virgin Media, Toolstation, Wolseley and Eurocell.

Access to the regions arterial and motorway network is exceptional with the following routes nearby;
A120 within 1 mile
M11 Junction 8 within 1.2 miles
A10 is within 11 miles
M25 Junction 27 within 15.3 miles
A1 (Stevenage) within 25 miles
As well as road connections Bishop's Stortford's railway station is within 1.3 miles and provides a direct train into London Liverpool Street with a journey time of under 40 minutes.

Description

Situated on the popular and well established Raynham Road Industrial Estate, 4/5 Raynham Road is a modern, newly refurbished industrial warehouse unit of steel portal frame construction with metal sheet cladding and glazing elevations. Access into the open plan warehouse accommodation is gained via a level access electronic roller shutter door. The unit also has two storey office provision including reception area, wc's and lift to the first floor.

The unit also benefits from LED lighting in the warehouse, 3 Phase power and has a gas supply.

Accommodation

Description	sq ft	sq m
Warehouse	10,356	962.10
Ground Floor Office	1,098	102.01
First Floor	1,098	102.01
TOTAL (GEA)	12,552	1,166.12

Specifications

- To be refurbished
- Clear height of 8m
- Two level access loading doors
- 3 phase power - 138 kVA
- Two storey office accommodation

Terms

The premises are available on new effective full repairing and insuring lease on terms to be agreed.

Service Charge / Insurance

There is an Estate service charge which is currently £7,602 pa
Insurance for the property is £2,926.06 pa

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