Unit 40, Raynham Road, Bishops Stortford, CM23 5PB

To Let

5,485 sq ft

Industrial / Warehouse Unit

Unit 40, Raynham Road, Bishops Stortford, CM23 5PB

Summary

- Rent: Rent on application
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

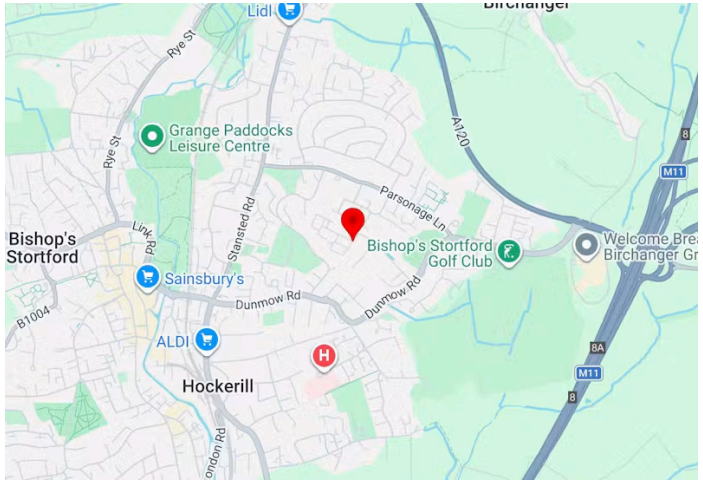
James Saxby
07801 667692
james.saxby@jll.com

Niamh Bell
07889 907216
Niamh.Bell@jll.com

Joint Agents

Toby Pemberton (Coke Gearing Consulting)
07949 530597
toby@cokegearing.co.uk

020 7493 4933
jll.com



Description

Unit 40 is an end of terrace warehouse unit forming part of a wider estate. The warehouse is constructed of steel portal frame with profiled steel external cladding under a pitched roof. The unit benefits from two level access loading doors. The property has two storey office accommodation with male and female toilets and kitchen facilities. Externally there is a generous yard area.

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.

Accommodation

Description	sq ft	sq m
Ground Floor Office	552	51.28
First Floor Office	552	51.28
Warehouse	4,381	407.01
TOTAL (GEA)	5,485	509.57

Specifications

- Recently refurbished
- Clear height of 6.5m
- Two level access loading doors
- 3 phase power
- Two storey office accommodation

Business Rates

The property is entered into the 2025/6 Rating List with a rateable value of £68,500 pa. Interested parties are advised to make their own enquiries to the local authority regarding the rate liability and any reliefs that may be available.

Service Charge / Insurance

There is an Estate service charge which is currently £3,108 pa
The insurance for this property is £1,198.36 pa

© 2025 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorised only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorisation of Jones Lang LaSalle.