

JLL

Unit 3, Raynham Road, Bishops Stortford, CM23 5PB

To Let

7,598 sq ft

Modern Industrial / Warehouse Unit

Unit 3, Raynham Road, Bishops Stortford, CM23 5PB

Summary
- Lease: New Lease

Further information
- View details on our website

Contact & Viewings

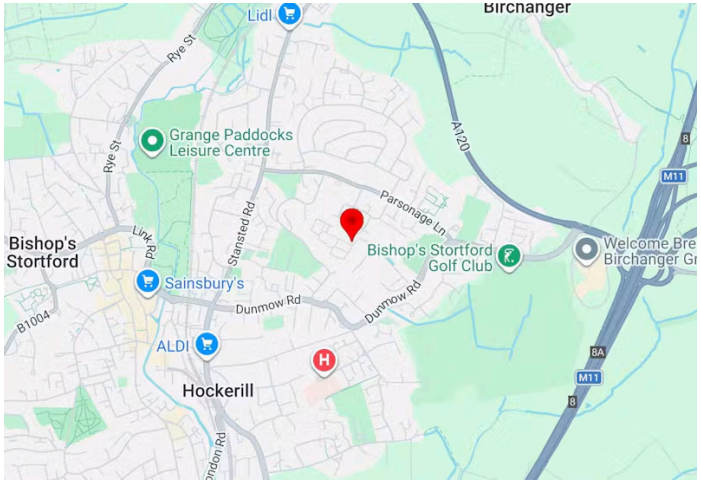


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Location
The property is well located in an established trade / industrial area to the north east of Bishop's Stortford, within 1.3 miles of the Town Centre and mainline railway station. The location benefits from close amenities and quick access to 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
A modern warehouse unit constructed of steel portal frame with external cladding and glazing to elevations, full height roller shutter door, generous external loading area and car parking with 17 allocated parking spaces.
Internally the unit provides an open plan warehouse area with a minimum eaves height of 6.55 m rising to a maximum eaves height of 7.9 m.

To the side elevation the unit provides ground floor, open plan office space which is carpeted with suspended ceiling, recessed lighting and full air-conditioning. There is also a kitchen area, WCs and reception area. First floor offices are open place witha/c and accessed via either a disabled lift or stairs.

Accommodation

Description	sq ft	sq m
Warehouse	4,855	451.04
Ground Floor Ancillary	1,695	157.47
First Floor Office	1,048	97.36
Total (GEA)	7,598	705.88

Specifications
- To be refurbished
- 7.9m eaves height
- Full height roller shutter door
- Power 138 kVA
- Generous external loading area and car parking with 17 allocated parking spaces
- Convenient location to access A120/Stansted Airport/M11
- Popular, established industrial estate

Terms
Available on a new FRI lease.

Service Charge
There is an Estate service charge which is currently £4,460.40 pa.

Legal Costs
Each party to bear their own legal costs.

Business Rates
To be separately assessed.

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