







Industrial Unit | **TO LET**

1,544 sq ft | **143.45** sq m (approx.)

Block I, Unit 7, Peek Business Centre, Woodside, Dunmow Road, Bishop's Stortford, Herts CM23 5RG

-  Ground floor storage and workshop with office on mezzanine
-  Two parking spaces, plus space in front of shutter
-  Excellent access for A120/M11/Stansted Airport
-  Modern unit on a well-established business estate

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Location

Situated off the Dunmow Road, to the northeast of Bishop's Stortford, this is a popular and busy commercial estate that has excellent access to the M11 motorway for London and Cambridge.

Description

An end of terrace industrial unit is now available. The unit benefits from ground floor warehouse/workshop space, together with a kitchen and WC facilities, and is accessed via a pedestrian door or a 4 m high x 3 m wide electric roller shutter door.

A well laid out mezzanine level provides ideal office accommodation or additional storage space. The property also benefits from two allocated parking spaces.

Accommodation

Approximate gross internal area:

Ground floor	96.38 sq m	1,037 sq ft
Mezzanine floor	47.07 sq m	507 sq ft
Total	143.45 sq m	1,544 sq ft

Rent

£22,000 + VAT per annum

Service Charge & Building Insurance

The current service charge is £875 + VAT per annum.

The building insurance premium is currently £347.20 inc IPT per annum.

Please note both are subject to change year on year.



Business Rates

The property is currently rated along with the adjoining unit I 6. It is therefore due to be reassessed by the VOA. We therefore request that all interested parties make their own enquires with East Herts Council.

Services

We understand that electricity, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

Legal Costs

The Tenant is to contribute £1,500 + VAT towards the Landlord's legal fees.

Terms

The property is available by way of a flexible lease, terms to be agreed.

Viewings

Felicity Thomas BSc (Hons)

T: 01279 758 758

M: 07964 778135

E: Felicity@cokegearing.co.uk

CokeGearing.co.uk

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VAT

The rent is subject to VAT.

