

INDUSTRIAL

BUSINESS
SPACE
AGENCY



TO LET



UNIT E, WOODSIDE INDUSTRIAL ESTATE, BISHOPS STORTFORD CM23 5RG

MODERN INDUSTRIAL/WAREHOUSE UNIT 18,861 SQ FT (1,752.1 SQM)

- 8.5M MINIMUM EAVES
- 2 LOADING DOORS
- 2 STOREY OFFICES
- 33 CAR PARKING SPACES
- CLOSE TO M11- JUNCTION 8
- TO BE REFURBISHED

LOCATION

Woodside Industrial Estate is located to just off junction 8 of the M11 at Bishop's Stortford in East Hertfordshire. The town centre is approximately 1.5 miles to the west.

The estate is considered a good strategic location for distribution with excellent motorway links to the the M25 approximately 20 miles to the south and the A14 approximately 28 miles to the north. London Stansted Airport is within 3 miles and there is a fast train service to London Liverpool Street & Cambridge from Bishop's Stortford Station.

DESCRIPTION

The property comprises a modern semi-detached industrial/warehouse unit with two-storey offices/amenity areas. There is a large loading apron to the front with parking for 33 cars. The unit is to be fully refurbished and it is anticipated that these works will be completed by early Autumn 2019.

UNIT E, WOODSIDE INDUSTRIAL ESTATE, BISHOPS STORTFORD CM23 5RG

**MODERN INDUSTRIAL/WAREHOUSE UNIT
18,861 SQ FT (1,752.1 SQM)**

ACCOMMODATION

FLOOR	SQ FT	SQ M
Warehouse	15,947	1,481.5
Ground Floor Offices	1,457	135.3
First Floor Offices	1,457	135.3
TOTAL	18,861	1,752.1

(Approximate gross internal areas)

TERMS

The property is available on an assignment of the existing head lease expiring in 8th May 2026 at a passing rent of £161,875 per annum (£8.61 per sq ft).

A new lease for a longer term may also be available by arrangement with full terms upon application.

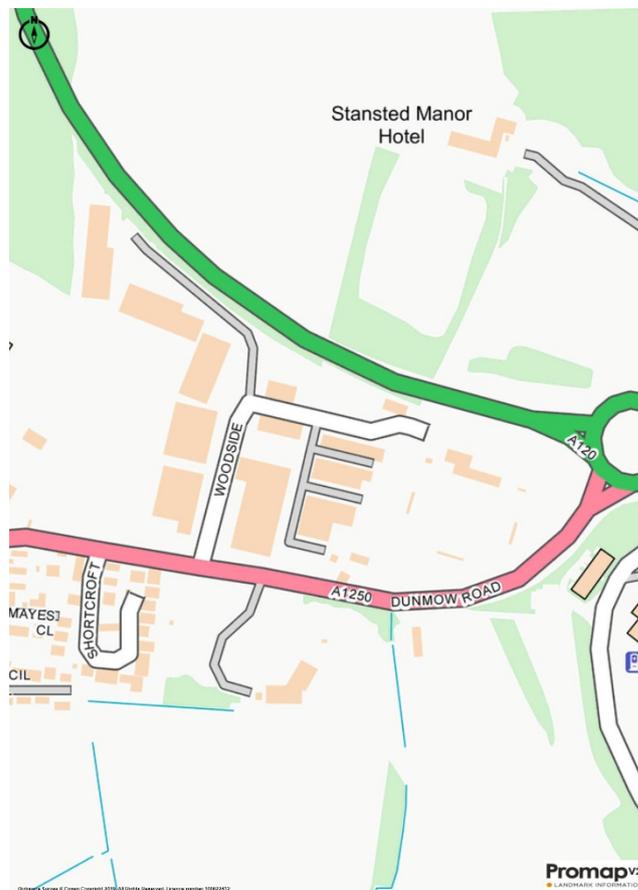
RATEABLE VALUE

Rateable value: £93,000
Rates payable: £46,872 per annum (2019/20)

Interested parties are advised to make their own enquiries of East Herts District Council.

SERVICE CHARGE

A service charge is payable for maintenance of areas of the estate.



ENERGY PERFORMANCE CERTIFICATE

Certificate Reference No: 9990-9002-0301-3290-7070
Rating: C-71

CONTACT

For further details on these and many other available properties please contact:



Ivan Scott
020 3141 3606
i.scott@glenny.co.uk



Peter Ley
020 3141 3601
p.ley@glenny.co.uk

Harlow 01279 312201
Kao Hockham Building, Edinburgh Way, Harlow,
Essex CM20 2NQ

JULY 2019

Misrepresentation Act 1967 Glenny LLP for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

1. All descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 2. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. 3. These particulars are produced in good faith, and set out as a general guide only and do not constitute part of any offer or contract. 4. No person in the employment of Glenny LLP has any authority to make or give representation or warranty whatsoever in relation to this property. 5. All prices and rents are quoted exclusive of VAT unless otherwise stated. Maps are reproduced under © Crown Copyright 2010. All Rights reserved.

Licence number 100020449.



ARCHITECTURE



ASSET & PROPERTY
MANAGEMENT



BUILDING
CONSULTANCY



BUSINESS
SPACE AGENCY



INVESTMENT



PROFESSIONAL
SERVICES



RESIDENTIAL
DEVELOPMENT



REGENERATION &
INFRASTRUCTURE



RESEARCH