



**UNIT B WOODSIDE INDUSTRIAL ESTATE, DUNMOW ROAD, BISHOP'S STORTFORD
CM23 5RG**

TO LET | LIGHT INDUSTRIAL / WAREHOUSE UNIT: 7,982 SQ FT (741.61 SQ M)


BIDWELLS

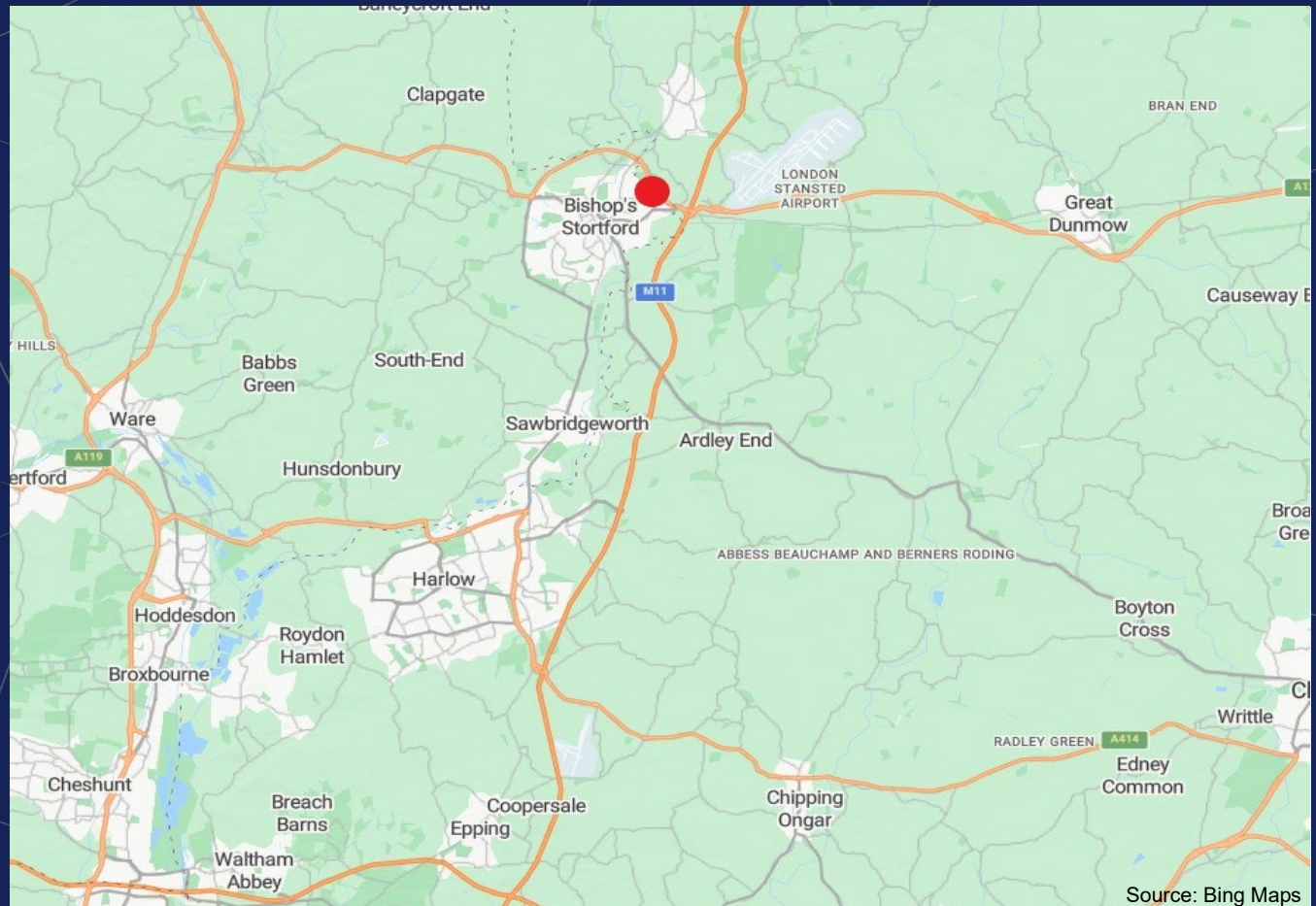
LOCATION

Bishop's Stortford is situated on the Hertfordshire and Essex border approximately 35 miles to the north of central London and 25 miles south of Cambridge. The Town is immediately adjacent to the M11 motorway and in close proximity to Stansted Airport.

Woodside Industrial Estate is prominently located just off Dunmow Road, within a quarter of a mile of Junction 8 of the M11 which connects directly to the M25 approximately 15 miles to the south and the A120 to the east.

Bishop's Stortford mainline railway station is approximately 1.5 miles to the west in the centre of town, giving direct access to London Liverpool Street and Cambridge with approximate journey times of 40 minutes and 30 minutes respectively.

Stansted Airport is located 3 miles to the east along the A120.



SUMMARY



Description

The property comprises a light industrial/warehouse unit of steel portal frame construction, with profile steel and glazed elevations under a pitched and insulated roof.

Offices are arranged over ground and first floors, with the first floor currently fitted to laboratory space. The laboratory fit-out is potentially available to interested parties by way of a separate negotiation.

Specification includes:

- Loading yard to the front with 20 parking spaces
- Minimum warehouse eaves height of 7m
- Ground floor offices, WCs & kitchen
- First floor laboratory & office space
- Estate security barrier and intercom system

Additional information

Business Rates

The exact Rateable Value for the property is TBC but we expect this to be in the region of £50,000. For the year commencing 1 April 2023, rates payable are normally charged at 51.2p in the pound. All interested parties are, however, advised to make their own enquiries directly with East Herts District Council at: www.eastherts.gov.uk

Terms

The property is available by way of an assignment of the existing lease expiring on 1 January 2028 or alternatively, by way of a subletting on terms to be agreed. The rent is currently passing at £104,000 per annum exclusive.

A new direct lease with the landlord may be available by separate negotiation.

Service charge

There is an estate service charge payable in addition, with a current annual budget of £5,300.

Legal costs

All parties to bear their own legal costs incurred in any transaction.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

The property has an EPC rating of C-60. Certificate available upon request.

Postcode

CM23 5RG

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area (GIA) basis and provides the following measured areas:

Description	Sq ft	Sq m
Ground floor warehouse, offices & ancillary	7,021	652.29
First floor labs & offices	961	89.32
Total	7,982	741.61



01223 841 841
bidwells.co.uk



GALLERY



01223 841 841
bidwells.co.uk



Enquiries

Walter Scott

07918 081 533

Walter.scott@bidwells.co.uk

Rory Banks

07976 832 083

Rory.banks@bidwells.co.uk

Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.