



## Stansted 600, Taylors End Road, Stansted, Essex CM24 1RL

- Self-Contained Yard/Parking.
- Located on London Stansted Airport
- Immediate access to M11 Junction 8 and the A120
- 0.12 Acres





To arrange a viewing please contact:



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#### LOCATION

The subjects are located inside the boundary of Stansted Airport near to Stansted Mountfitchet, Essex. It's approximately 1.4 miles to London Stansted Airport Terminal, 1.8 miles to A120 and 2.2 miles to Junction 8, M11. Bishops Stortford is 4.4 miles away.

#### DESCRIPTION

The subjects comprise a self-contained yard/17 parking spaces contained within an established industrial location. The yard is accessed directly from Tylors End Road and benefits from a metal gate at the entrance.

#### ACCOMMODATION

We understand that the subjects extend to the following approximate areas: -

Description	Size (Acres)
Yard	0.12

#### RATEABLE VALUE

Interested parties are advised to confirm this with the local rates authority.

#### TENURE

The subjects are available on a new lease.

#### QUOTING RENT

£12,000 per annum exclusive.

#### COSTS + VAT

VAT is payable in addition to rent. Each party to bear their own legal costs incurred in connection with this transaction.

#### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.

#### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: October 2023