



## Unit 12 Birchanger

Stansted Road, Birchanger, Bishop's Stortford, CM23 5PS

### Industrial/Warehouse on established Trade Counter Estate with additional canopy 1,442 sq ft

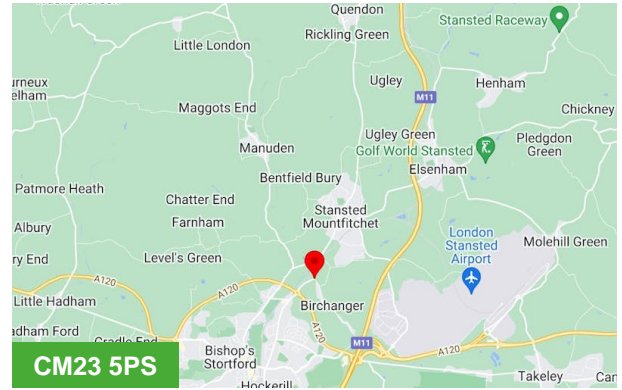
**5,245 sq ft**  
(487.28 sq m)

- Fitted office space with part air conditioning
- WC's and kitchenette
- Concertina loading door (3.05m x wide x 2.46m high)
- Covered canopy area to front of the loading door
- Parking to the side accommodating c.9 vehicles and communal parking area

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## Summary

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 5,245 sq ft  |
| <b>Rent</b>           | £40,000.00 per annum   |
| <b>Business Rates</b> | According to The Valuation Office Agency website <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> website, the Rateable Value is £44,000 from the 1st of April 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available. |
| <b>Service Charge</b> | On application   |
| <b>VAT</b>            | Not applicable   |
| <b>Legal Fees</b>     | Each party to bear their own costs   |
| <b>EPC Rating</b>     | D  |



## Description

The building comprises a 2 storey concrete framed industrial unit with a industrial/warehouse space at ground floor and offices to the first floor/showroom permanent concrete first floor mezzanine which is fitted as offices. Externally, the building has brick elevations under a pitched roof incorporating transparent roof lights. There is a concertina shutter door which leads out on to a canopy providing covered loading/parking. There is additional parking located to the side of the unit, and the Estate also benefits from a communal parking area.

## Location

The Property is situated off of Stansted Road on the Northern edge of Bishops Stortford. The property enjoys good road links to the M11 (J8) at Stansted International Airport which intersects with the M25 c. 16 miles to the South. The A10 is accessed via the A120 to the west. [Nearby occupiers include Topps Tiles, Hancocks Builders Merchants, Solus Accident and Repairs and GR8 Tool Hire.

## Accommodation

The accommodation comprises the following areas:

| Name            | sq ft        | sq m          |
|-----------------|--------------|---------------|
| Ground - floor  | 2,973        | 276.20        |
| 1st - floor     | 2,272        | 211.08        |
| Ground - Canopy | 1,442        | 133.97        |
| <b>Total</b>    | <b>6,687</b> | <b>621.25</b> |

## Terms

The property is available to let for a term of years to be agreed.

## Viewing & Further Information



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### IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

### MISREPRESENTATION CLAUSE

- "Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
  - (ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
  - (iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
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  - (vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 04/04/2024