Whirledge & Nott

Land • Property • Development















# Commercial Property: Bishops Stortford | Monthly £6,000

## CHELMSFORD OFFICE

For further information or to arrange to view this property please call

01245 231123

**Modern warehouse unit of approximately 10,000 sq ft with additional covered yard area of approximately 5,000 sq ft. The property is situated on an established rural estate, close to the village of Little Hadham with excellent road links to the A120 and M11.**

## DETAILS

### DESCRIPTION

Warehouse unit situated on a secure site. The unit has concrete flooring and is accessed via two electric roller shutter doors measuring 5.7m height x 4.6m width and two pedestrian doors. There is a covered concrete yard area to the front with lighting.

**NB The landlord can be flexible and could sub-divide the unit if required. The landlord has additional adjacent yard space available and could provide open or covered space in varying sizes making this a very flexible site with room for expansion as tenants grow.**

### SIZE

The warehouse is approximately 10,000 sq ft and the yard area is approximately 5,000 sq ft. The height to eaves is 8.0m and 11.0m to the

RICS®

centre.

## SERVICES
The unit has three phase power.  Electricity and water are connected.  There is a weighbridge on site.  CCTV to be installed.

## FACILITIES
The landlord will provide welfare facilities if required and would be willing to fit the unit to a tenant's specification.

## CAR PARKING
To be designated by the landlord.

## SERVICE CHARGE
A service charge will be payable.  To be discussed with the landlord.

## INSURANCE
The ingoing tenant will be responsible for building insurance and contents insurance.

## LOCAL AUTHORITY
East Hertfordshire District Council.

## PLANNING
There is planning consent for B1 and B8 use.

## NON-DOMESTIC RATES
The tenant will be responsible for the payment on non-domestic rates.

## VALUED ADDED TAX
VAT will be charged in addition to the rent.

## TERMS
To be agreed with the Landlord.

# LEGAL

## NOTICE
Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Applicants must satisfy themselves by inspection or otherwise.

## VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the landlord accept any responsibility for any damage, injury or accident during viewing.

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