



TO LET

Unit 10, Haslemere
Industrial Estate,
Pig Lane,
Bishop's Stortford,
Hertfordshire,
CM23 3HG

9,605 sq ft/892 sq m

- Well established and popular industrial estate
- Full height roller shutter door
- Forecourt with parking
- Ground and first floor offices



Location

The property is located on the well-established Haslemere Industrial Estate to the south of Bishop's Stortford with access off the B1383 to the A1184 and hence to the A120/M11. Bishop's Stortford's main railway station is within walking distance, offering good services to London Liverpool Street, Stansted Airport and Cambridge.

Description

The unit comprises an end terrace industrial/warehouse unit of steel portal frame construction with a combination of brick and profile sheet metal cladding to the elevations, ground and first floor office accommodation and male and female WCs.

The unit benefits from a minimum eave's height to underside of haunch of 4.75 m or underside of roof 5.70 m and has the benefit of a front yard area together with communal car parking within the estate.

Please note, there is the option to remove the mezzanine, if necessary.

Accommodation

Floor areas stated are Gross Internal Area (GIA) and are approximate. Interested parties should verify all measurements independently

Ground Floor Warehouse	6,035 sq ft (560.66 sq m)
Ground Floor Offices	351 sq ft (32.6 sq m)
First Floor storage mezzanine	2,900 sq ft (269 sq m)
First floor office	319 sq ft (29 sq m)
Total	9,605 sq ft (892 sq m)

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Quoting Rent

Upon application

Anti Money Laundering

To comply with Anti Money Laundering regulations, Carter Jonas and Coke Gearing undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

All rents are quoted exclusive of VAT which may be charged.

EPC

B- 45

Expires 16th December 2036

Viewing

Strictly by prior appointment via the appointed joint agents:

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Carter Jonas

