LEASE ASSIGNMENT



105 Dunmow Road Bishop's Stortford, CM23 5HQ

105 Dun Mow Road, Bishop's Stortford - Modern warehouse with excellent transport links

4,339 sq ft (403.11 sq m)

- Prominent Location on A1250
- Convenient access to good transport links
- 16 car parking spaces

105 Dunmow Road, Bishop's Stortford, CM23 5HQ

Summary

| Available Size | 4,339 sq ft |
|----------------|-------------------|
| Passing Rent | £65,000 per annum |
| Rateable Value | £57,000 |
| EPC Rating | Upon enquiry |

Description

The unit is of steel frame construction, with a cladded pitched roof. The reception area is situated at the front of the building, while access to the five individual bays is provided via the side. Each bay is equipped with roller shutter doors. The property offers substantial parking, with space for approximately 16 cars at both the front and side of the unit.

Location

Located within a prominent industrial area with direct access to the A120 and M11 motorways, with convenient transport links to London, Cambridge and Stansted Airport.

The unit is surrounded by a range of established occupiers, including Howdens, Toolstation, Screwfix and multiple car dealerships. This location provides easy access for distribution and logistics operations.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|-----------|-------|--------|
| Ground | 3,962 | 368.08 |
| Mezzanine | 377 | 35.02 |
| Total | 4,339 | 403.10 |

Viewings

There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Terms

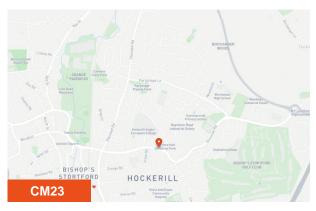
Available by way of assignment of the existing lease, expiring 24.03.2033, with an option to break in March 2028. The unit is subject to a rent review in March 2028.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.







Viewing & Further Information

George lves

020 7491 7323 | 07442 424 528 george.ives@htc.uk.com

Rob Amey

020 7788 3813 | 07801 415642 rob.amey@htc.uk.com

Jonathan Moore 07999041713 jonathan.moore@htc.uk.com

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