



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

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 cladged 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

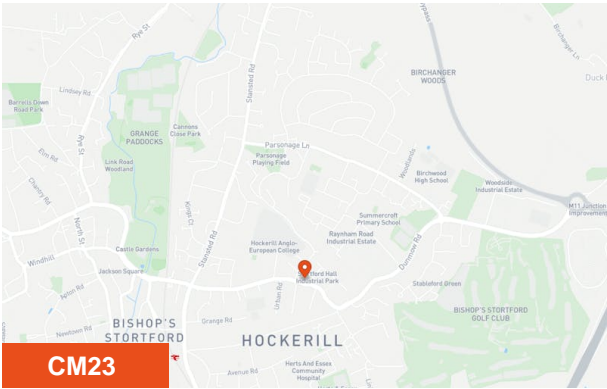
Available by way of assignment of the existing lease, expiring 24.03.2033, with an option to break in March 2028. The unit is subject to a rent review in March 2028.

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 Ives
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