

**MODERN B8 WAREHOUSE DISTRIBUTION CENTRE**  
**WITHIN TWO MILES OF STANSTED AIRPORT**  
**ONLY £1.22 PER SQ FT**

**On the Instructions of the Joint Administrators**



- \* **Recently Constructed**
- \* **Secure Yard**
- \* **3 Phase Electrics**
- \* **Excellent Natural Light**
- \* **Heated & Lit**
- \* **16 ft to eaves**
- \* **Low Rent**

**Major Tenant's Improvements For Sale**  
**GIA 68,302 sq ft (6,348 m<sup>2</sup>)**  
**LEASE FOR SALE**

**Old Mead Road, Elsenham, Bishop Stortford, CM22 6JL**

The Annexe, Short Brackland, Bury St. Edmunds, Suffolk IP33 1EL. Tel: 01284 702626. Fax: 01284 769636

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## LOCATION

Located close to Elsenham railway station the property is situated within a few miles of Stansted Airport, Bishop's Stortford and Junction 8 of the M11. See location plan.

## DESCRIPTION

The premises comprise a detached distribution warehouse the majority being a recently constructed modern steel portal framed building with insulated walls and roof. The inter-connecting older part of the building is also of steel framed construction under an insulated roof and with mainly brick infill walls. The eaves height is approximately 16 ft rising to 24 ft 6 inch at the apex. There is a large concrete forecourt providing turning, loading and secure exterior storage areas.

The unit has three phase electricity, oil-fired hot air blowers and suspended strip lights. There is roller shutter and sliding door access to front and side elevations and also a tailgate loading area. There is a small office and facilities area.

## ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice and provide the following approximate Gross Internal Areas: -

USE	SQ FT	M <sup>2</sup>
Warehouse 1	27,091	2,518
Warehouse 2	40,601	3,773
Office/Ancillary	610	57
<b>Total GIA</b>	<b>68,302</b>	<b>6,348</b>

## LEASE TERMS

The premises are currently held on a 25 year lease from 29 September 1999, with an approximate un-expired term of almost 16 years. Warehouse 1 was originally let at £60,000 per annum subject to RPI reviews every five years, whilst the majority of the site was let as development land at a further initial rent of £13,900 per annum. The current rent following the 2004 review for the whole demised property is £83,326 per annum.

Warehouse 2 together with the forecourt areas were constructed by the existing tenant and will be considered as tenant's improvements for the purposes of assessing the rent.

A copy of the lease is available from the agents.



## PREMIUM

The lease with the benefit of the tenant's improvements is available at a premium and offers are invited from all interested parties.

## VAT

The landlord reserves the right to charge VAT in accordance with current legislation.

## LEGAL COSTS

The assignee will be required to provide an undertaking to pay the assignor's and landlord's abortive legal costs in the event they withdraw from the transaction once solicitors have been instructed. On completion then each party will pay their own legal costs and share equally the landlord's costs

## RATING

The VOA website confirms the following rateable value: -

Warehouse & Premises £47,250

For more information on how much you pay please see [www.mybusinessrates.gov.uk](http://www.mybusinessrates.gov.uk)

## LOCAL AUTHORITY

Uttlesford District Council, London Road  
Saffron Walden, Essex, CB11 4ER

Tel: 01799 510510

## VIEWING & FURTHER INFORMATION

Contact sole agents: -

Jonathan Lloyd MRICS

Tel: 01284 702626

Email: [jonathan@hazellsonline.co.uk](mailto:jonathan@hazellsonline.co.uk)

or

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