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i5



## Industrial Unit | **TO LET**

964 sq ft | 89.60 sq m (approx.)

Block I, Unit 5, Peek Business Centre, Woodside, Dunmow Road, Bishop's Stortford, Herts CM23 5RG

- Open plan industrial unit in a prime location
- Available mid October 2025
- Excellent access for A120/M11/Stansted Airport
- Modern unit on a well-established business estate

**Coke Gearing**  
CHARTERED SURVEYORS  
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## Location

Situated off the Dunmow Road, to the northeast of Bishop's Stortford, this is a popular and busy commercial estate that has excellent access to the M11 motorway for London and Cambridge.

## Description

On offer is an open plan industrial unit. Unit I5 benefits from an eaves height of 6.95m at its highest, dropping to 4.98m at the lowest point.

This unit also benefits from three phase power, along with a kitchenette facility with a WC located near the front entrance. Access into the unit is via a pedestrian door or an electric roller shutter door which is 4m high and 3m wide. The property comes with two allocated parking spaces.

## Accommodation

Approximate gross internal area:

**Total**                      **964 sq ft**    **90 sq m**

## Rent

£15,000 + VAT per annum

## Service Charge

The current service charge is £875 + VAT per annum.

The building insurance premium is currently £347.20 inc IPT per annum.



## Business Rates

The property is listed in the 2023 rating List as £12,250.

Tenants may be able to benefit from small business rates relief. Interested parties should make their own enquires with East Herts Council to see if they are eligible.

## Services

We understand that electricity, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

## Legal Costs

The Tenant is to contribute £1,500 + VAT towards the Landlord's legal fees.

## Terms

The property is available by way of a flexible lease, terms to be agreed.

## Viewings

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# Coke Gearing

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## VAT

The rent is subject to VAT.

