

# 6 RAYNHAM CLOSE



**TO LET**  
**UNIT 6**  
354.6 SQM (3,817 SQ FT)

Coke Gearing  
01279 758758

JLL  
020 7493 4933

6

TOOLSTATION

PLUMB  
CENTER

SCREWFIX

MOTOR PARTS  
DIRECT

CEP  
YOUR ELECTRICAL EXPERTS

PROTYRE

EDMUNDSON  
ELECTRICAL

LOCAL OCCUPIERS

**3,817 SQ FT FULLY REFURBISHED TRADE COUNTER UNIT TO LET**

**UNIT 6 RAYNHAM CLOSE, BISHOP'S STORTFORD, HERTS CM23 5PB**



Situated on the popular and well established Raynham Road Industrial Estate, 6 Raynham Close is an end of terrace, fully refurbished trade counter and warehouse unit. A full height roller shutter door opens out into warehouse accommodation with 6m minimum eaves.

Office space is over ground and first floors and the unit benefits from mains III Phase power, 7 allocated parking spaces plus additional overflow and communal parking.

## RATEABLE

Rateable value, from April 2017 of £25,750.

## RENT

On application.

## SERVICE CHARGE

Please contact the agents for further details.

## LEASE TERMS

Available for immediate occupation on a new fully repairing and insuring lease for terms to be agreed.

## LEGAL COSTS

Each party to bear their own legal costs.

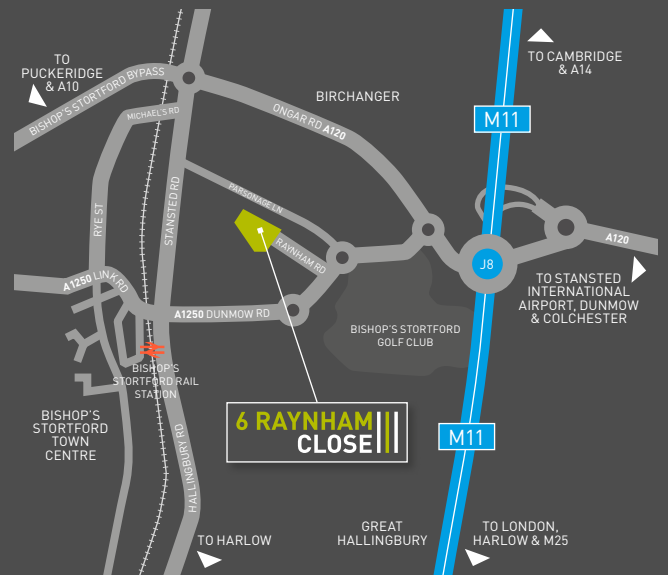
## EPC

Available upon request.

## ACCOMMODATION

Gross external measurements as follows:

Warehouse	2,917 SQ FT	271.00 SQ M
Ground Floor Office	450 SQ FT	41.85 SQ M
First Floor Office	450 SQ FT	41.85 SQ M
<b>TOTAL</b>	<b>3,817 SQ FT</b>	<b>354.7 SQ M</b>



Located just off Dunmow Road on the edge of Bishop's Stortford, this busy industrial estate has excellent access to the M11 motorway for London and Cambridgeshire.



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