

# Units 11, Hatfield Regis Grange Farm, Hatfield Broad Oak, Bishop's Stortford, Herts CM22 7JZ



## Location

The unit is located between Hatfield Broad Oak and Takeley. Stansted Airport and the M11 Motorway are a short drive away (3 miles) where there are railway services to London Liverpool Street (40 Minutes).

## Description

The building comprises of 852 sq ft of storage space and there is a mezzanine of 369 sq ft. The unit is accessed via a sliding door. The building benefits from lighting, power and a toilet and kitchenette can be installed if required. The entrance to the estate has electric gates.

## Accommodation

Ground floor 79.17 sq m 852 sq ft

Mezzanine 34.32 sq m 369 sq ft

Total 113.49 sq m 1,222 sq ft

## Rent

The premises are available on flexible terms, at a rent of £7,650 per annum exclusive. Rent payable monthly in advance by standing order

## **VAT**

All figures quoted are subject to VAT at the prevailing rate, if applicable.

## **Service Charge**

There is a service charge of £6 per week, which is for Estate maintenance, refuse and water.

## **Buildings Insurance**

Tenants will be responsible for reimbursing the Landlord for the current building insurance premium.

## **Viewings**

Tel: **01279-429644** or **07831-865881** for more information or to book an appointment to view the property.