



**New, high quality business units
available close to Stansted Airport**

FOR SALE or TO LET

www.M11businesslink.com

 **FROGMORE**
PROPERTY. PROPERLY.®



M11 Business Link, Stansted

Unit 17 Available - 403 sq m (4,339 sq ft) Mezzanine 60 sq m (651 sq ft)

M11 Business Link, Stansted, comprises 18 business units built adjacent to the M11, close to Stansted Airport, on a self-contained site. The development is highly visible from the M11 and has easy access to Junction 8, Stansted Airport and Bishop's Stortford. The buildings are constructed to a high specification with loading doors and private car parking. First floor office accommodation is provided as shown on the floor space schedule.





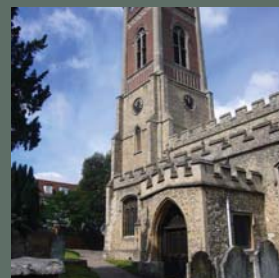
Local amenities

The new development is located close to Stansted Mountfitchet and Bishop's Stortford. Stansted Mountfitchet is a charming village and thriving community, well served by independent retailers – including family butchers and greengrocers – a number of traditional inns, gastro pubs and restaurants.

Other excellent local amenities include a new development of family homes at Foresthall Park, four local primary schools, Mountfitchet High School and the Mountfitchet Mathematics and Computing College.

Bishop's Stortford is a busy market town and an increasingly important commercial centre. Located on the Herts/Essex border in open countryside and with attractive outlying villages, the town is much sought after by executive and country homebuyers, and offers a superior quality of life whilst being well placed for London, East Anglia and Europe.

Bishop's Stortford offers plentiful new housing, schooling and leisure facilities including Bishop's Stortford College, an important public school; two 18-hole golf clubs; the Rhodes Arts Centre; and the Anchor Street complex which houses a multiplex cinema and health club.



Terms

The buildings are available for sale or, alternatively, to let. The common parts of the estate will be owned and controlled by a Management Company. The unit owners will be shareholders of the Management Company. The costs of maintaining the common parts and the estate road will be recovered by way of a service charge.



Floor areas (gross internal basis)

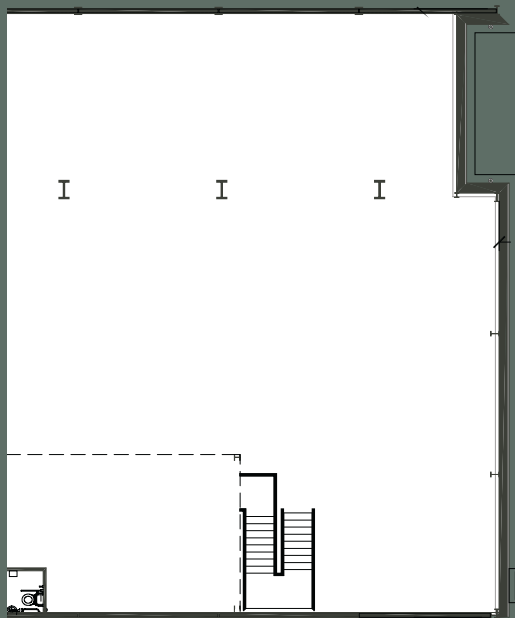
Unit Number	Ground Floor GIA - sq ft	Offices GIA - sq ft	Total sq ft	Total sq m	Parking Spaces
UNIT 1	UNIT SOLD				
Unit 2	UNIT SOLD				
Unit 3	UNIT SOLD				
Unit 4	UNIT SOLD				
Unit 5	UNIT SOLD				
Unit 6	UNIT SOLD				
Unit 7	UNIT SOLD				
Unit 8	UNIT SOLD				
Unit 9	UNIT SOLD				
Unit 10	UNIT SOLD				
Unit 11	UNIT LET				
Unit 12	UNIT SOLD				
Unit 13	UNIT SOLD				
Unit 14	UNIT SOLD				
Unit 15	UNIT SOLD				
Unit 16	UNIT SOLD				
Unit 17	UNIT SOLD				
Unit 18	UNIT SOLD				





Specification - Production area

- Single storey portal frame –
7m min. to haunch (6m min. clear to part Units 2, 8, 11 and 17)
- Electrically operated sectional overhead goods door with level access
- Power-floated concrete floor with 30kN/sq m floor loading
- 3 phase electrical supply (up to 100kVA)
- Fire alarm to suit shell
- Incoming mains services (gas, water and electricity)
- Ducting for telecom services
- Provision of disabled toilet facilities with water supply
- Dedicated car parking
- Concrete loading apron with protection bollards
- External security lighting
- Cycle racks and shelters
- High quality soft landscaping provision



First floor
offices



Specification - Office area

- Office area at first floor level
- Suspended ceilings
- CAT 3 recessed fluorescent lighting
- Carpet tiles
- Perimeter skirting trunking (no cabling)
- VRV system comfort-cooling/heating



Communications

'M11 Business Link' is situated just 3.5 miles north of Bishop's Stortford, and 3 miles (by road) west of Stansted Airport. The airport provides regular air services to over 164 UK, European and international destinations.

There are fast mainline rail services from Stansted Airport and Bishop's Stortford stations to London Liverpool Street (40 minutes), and dedicated coach services from Stansted Airport to Gatwick, Heathrow and Luton Airports.

The development is accessed from Junction 8 of the M11 via Bury Lodge Lane and Foresthall Road. As part of the development, a new access road has been built from Foresthall Road to 'M11 Business Link'.

SatNav Reference: CM24 8TY

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You should be aware that the Code of Practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website.

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The paper used in this brochure is made from 100% sustainable forestry and the pulp has been bleached using an elemental, chlorine free process. It is FSC certified, manufactured to the highest environmental standards and has been printed using vegetable based inks.