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New, high quality office units available
close to Stansted Airport
from 2,441 sq ft (227 sq m) to 7,212 sq ft (670 sq m)

FOR SALE or TO LET



M11 Business Link, Stansted

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The Office Park at M11 Business Link, Stansted, comprises twelve, semi-detached, office buildings, in an attractive landscaped setting on a 1.8 hectare (4.44 acre) 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 standard with private parking. Detailed specification is available on request.





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.



PHASE 2

Floor areas (net internal basis)

Unit Number	Ground Floor NIA - sq ft	First Floor NIA - sq ft	Total sq ft	Total sq m	Parking Spaces
Unit 19	UNIT SOLD				
Unit 20	UNIT SOLD				
Unit 21	UNIT SOLD				
Unit 22	UNIT SOLD				
Unit 23	1,292	1,312	2,604	242	8
Unit 24	1,285	1,304	2,589	241	9
Unit 25	1,497	1,519	3,016	280	10
Unit 26	1,498	1,517	3,015	280	10
Unit 27	1,795	1,807	3,602	335	12
Unit 28	1,794	1,816	3,610	335	12
Unit 29	1,225	1,216	2,441	227	8
Unit 30	1,229	1,226	2,455	228	9
TOTAL	11,615	11,717	23,322	2,168	78



The areas have been calculated in accordance with RICS Code of Measuring Practice 6th edition



Specification - Open plan office areas

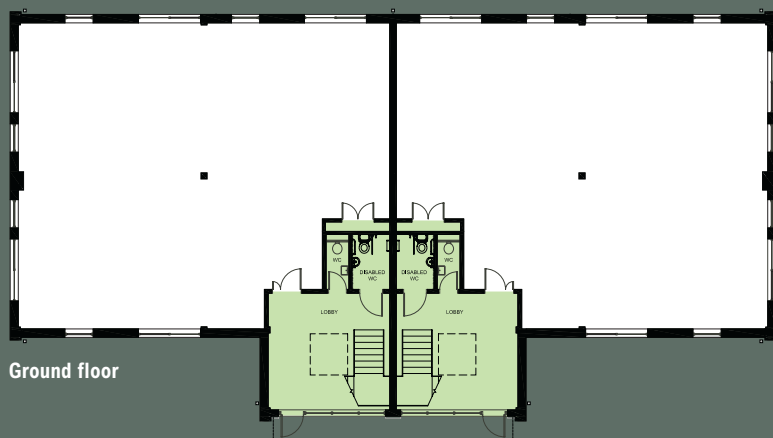
- External walls in brick, render and timber cladding
- Powder-coated aluminium double glazed windows
- Hardwood veneered solid core doors with stainless steel ironmongery
- Raised floors and carpet tiles
- Suspended tile ceiling and LG7 recessed fluorescent lighting
- VRV system comfort-cooling/heating
- Fire alarm to suit open plan layout

Specification - Core areas

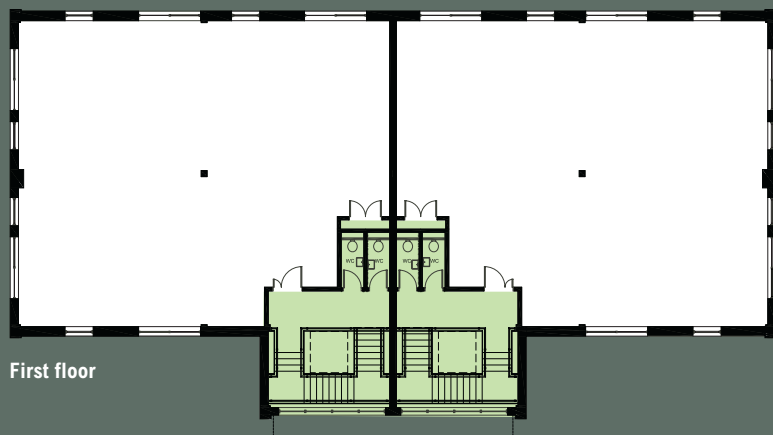
- WCs with high-quality sanitaryware and ceramic tiled walls and floors
- Provision for future disabled lift
- Carpet finish to stairs
- Electric heating to toilet and circulation areas
- Glazed aluminium entrance screen and canopy over door

Specification - External areas

- Block paving estate road with street lighting
- Tarmac parking bays
- Cycle racks and shelters
- Timber clad bin stores
- High quality soft landscaping provision
- Estate signage
- Incoming mains services (gas, water and electricity)
- Ducting for telecom services



Ground floor



First floor

Typical floor plan (units 21 & 22)



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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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.

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