



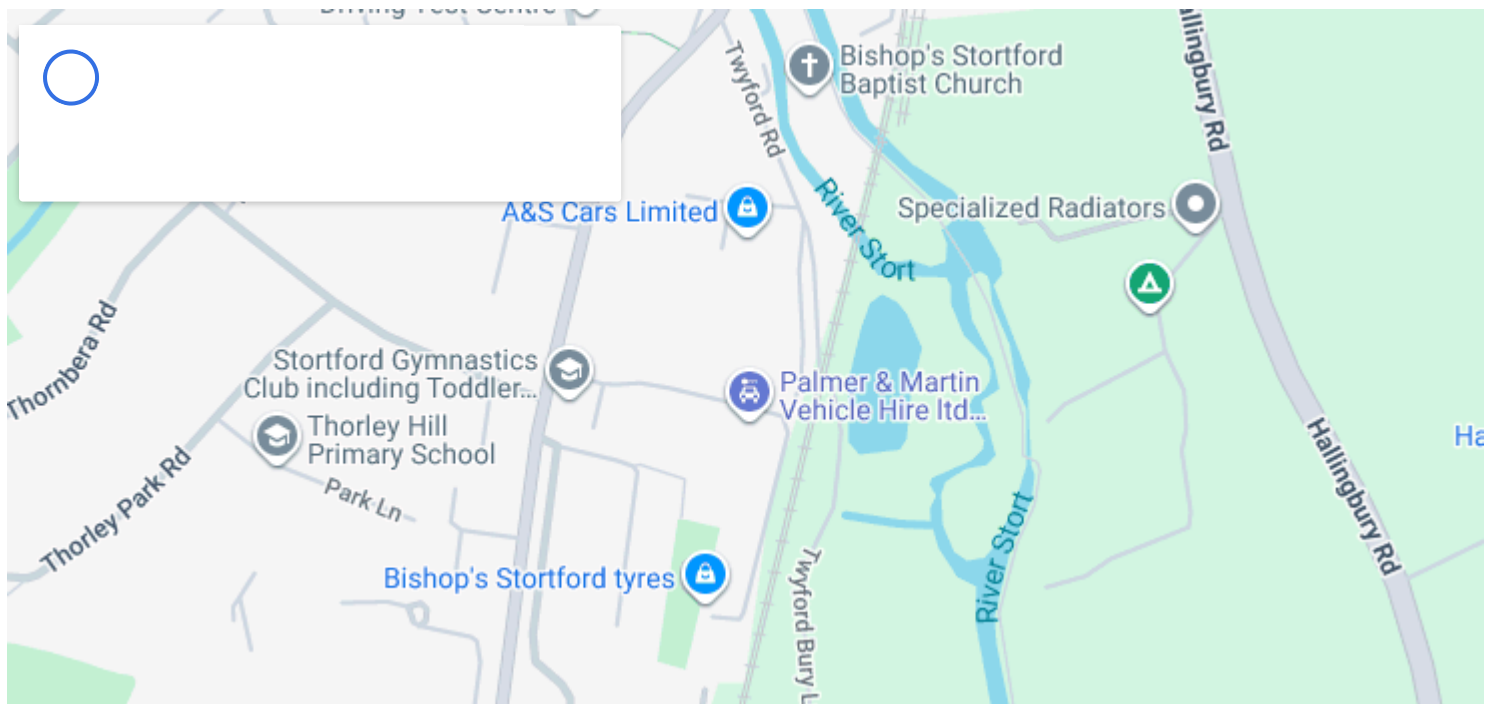
Low Capital Value Industrial Investment

 Unit 24, Twyford Business Centre, London Road, Bishop's Stortford, CM23 3YT

FOR SALE  PRIVATE TREATY

£ 320,000 Asking price

Location



Bishop's Stortford is a historic market town in Hertfordshire on the M11 corridor, situated approximately 56 km (35 miles) north of Central London, 43 km (27 miles) south of Cambridge and 32 km (20 miles) north-west of Chelmsford.

The town's strategic position between the capital and Cambridge is reinforced by its principal transport connections. London Stansted Airport, the third largest airport in London and the fourth largest in the United Kingdom, is located approximately 4.8 km (3 miles) to the south-west, providing both passenger and freight capacity and supporting significant logistics and distribution activity across East Hertfordshire. The mainline railway station offers regular direct services to London Liverpool Street, with journey times of approximately 45 minutes, and northward services to Cambridge.

By road, the M11 Motorway (Junction 8) lies immediately adjacent to the town, providing direct access to the M25 Motorway to the south and onward connections to the national motorway network. The A120 dual carriageway connects westward to Hertford and eastward to Colchester, reinforcing the town's position as a distribution hub within the wider East of England region.

Summary

- Freehold industrial/workshop investment in an established M11 corridor location
- Let to an established tenant, Autotech Bishops Stortford Limited
- 10-year lease expiring on 9th February 2031
- February 2026 break option not exercised by the tenant, demonstrating their commitment to this location
- Passing rent £25,000pa, recently agreed at February 2026 rent review
- Offers in the region of £320,000, subject to contract
- Net Initial Yield of 7.55%
- Low capital value of £180 per sq ft – discount to vacant possession value

Situation

Twyford Business Centre is an established small-unit industrial and trade counter estate situated on London Road (the A1184), the principal arterial road running south from Bishop's Stortford town centre towards the M11 Junction 8 interchange.

The estate lies approximately one mile south of Bishop's Stortford town centre and within convenient reach of the mainline station and the wider commercial amenities of the town. The M11 Junction 8 is accessible within a short drive, placing the property within the established M11 / Stansted Airport commercial corridor that has consistently attracted industrial and trade occupiers.

The surrounding occupier mix on and around Twyford Business Centre is consistent with the property's B1/B2/B8 permitted use, with a concentration of trade, automotive, workshop and light industrial businesses

Description

The property comprises a self-contained, mid-terraced industrial/warehouse unit of steel portal frame construction with part brick and part steel clad elevations under pitched steel-clad roof incorporating translucent roof lights.

The unit is served by an electric roller shutter loading door and benefits from two allocated car parking spaces.

Internally, the ground floor provides open-plan workshop and storage accommodation to the rear, with office and ancillary space to the front. The unit benefits from an eaves height of 6.17m with a ridge height of 8.7m. A mezzanine level, accessed via internal staircase, provides additional storage or light workspace.

EPC

The property has an EPC rating of C, valid until 29th September 2036.

Accommodation

The property has been measured by BKR Floor Plans and provides the following Gross Internal Areas:

Ground Floor	1,776	164.99
Mezzanine	223	20.72
Total GIA	1,999	185.71

The measured survey is available to download.

Rateable Value

According to the Valuation Office website the rateable value for the property is as follows;

Unit 24	Workshop & Premises	£18,750
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The business rate multiplier is 43.2 pence per pound.

Tenure

Freehold.

Tenancy

The property is let in its entirety to **Autotech Bishops Stortford Ltd** on a full repairing and insuring lease, subject to a Schedule of Condition, for a term of 10 years from 10th February 2021, expiring on 9th February 2031. The lease is contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

A break option dated 10th February 2026 was not exercised by the tenant, demonstrating their commitment to this location.

Following an open market rent review dated 10th February 2026, the rent increased from a previous rent of £12,000 per annum to the current passing rent of **£25,000 per annum**. The rent is payable monthly in advance.

The permitted use under the lease is Use Classes B1, B2 or B8. The tenant is allocated two private motor vehicle parking spaces.

A £3,600 rent deposit is held by the Landlord.

The service charge payable by the tenant for 2026 is £551.93.

Covenant

Autotech Bishops Stortford Limited is an established company operating as a vehicle repair, servicing, and a DVSA authorised MOT testing station.

There are no rent arrears, and the tenant has a very good payment history. A payment schedule is available to download via the data room.

A £3,600 rent deposit is held by the Landlord.

VAT

The property has been registered for VAT. It is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).

Rental & Capital Values

Bishop’s Stortford’s industrial market has benefited from sustained occupier demand driven by its proximity to Stansted Airport, its position within the M11 growth corridor and the relative scarcity of modern, freehold-available industrial stock of modest size.

The passing rent of £25,000 per annum equates to £14.08 per sq ft (excluding mezzanine). This is in line with other rents on the subject estate, as evidenced by the following rent reviews:

Address	Size	Date	Rent PA	Rent Psf
Unit 29	2,360 sq ft	1st September 2026	£35,000	£14.83
Unit 26	2,465 sq ft	16th July 2026	£33,215	£13.47

A purchase at the asking price reflects a capital value of £180 per sq ft (£1,940 per sq m), excluding the mezzanine level. This represents a substantial discount to vacant possession values for small-unit industrial units in the wider M11 corridor and the Harlow market — the nearest comparable submarket with recent transactional evidence:

Address	Size	Date Sold	Sale Price	Price Psf
Unit 3, Joseph House, Harolds Road, Harlow	1,216 sq ft	Oct-25	£290,000	£238.48
Unit 9, RO24, Harlow Business Park	1,609 sq ft	Dec-25	£440,000	£273.46
Bradbury House, Harlow	5,119 sq ft	Apr-25	£1,200,000	£234.42
Units E&F, West Side, Harlow	4,264 sq ft	Nov-25	£1,150,000	£248.70

Therefore, we suggest that the investment value is at a discount to the vacant possession value.

Proposal

We are instructed to seek offers in the region of **£320,000** (Three Hundred and Twenty Thousand Pounds), subject to contract, reflecting a net initial yield of **7.55%** and a capital value of **£1,940 per sq m / £180 per sq ft** (excluding mezzanine area).

Please note a purchaser will be re-charged the cost of the searches (£1,238.96) which are provided in the data room.

Please note that a purchaser will be charged a Transaction Fee of 1.0% of the purchase price plus VAT.

Investment Considerations

1. A rare opportunity to acquire a freehold single industrial unit in Bishop's Stortford;
2. Let to an established tenant, Autotech Bishops Stortford Limited on a 10-year lease expiring in February 2031;
3. The February 2026 break option was not exercised by the tenant, demonstrating their commitment to this location;
4. Current passing rent of £25,000 per annum agreed at recent rent review in February 2026;
5. A purchase at the asking price reflects a low capital value, at a discount to the vacant possession value;
6. Attractive lot size for an investor.

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