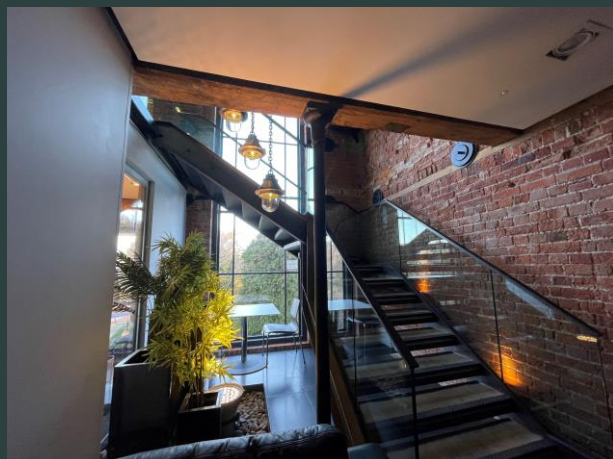


The Mill, Hatfield Heath, Bishop's Stortford, Essex CM22 7DL

# FREEHOLD OFFICE **FOR SALE**

Converted Mill offering Grade A office space  
510.51 sq m / 5,495 sq ft



- Converted Mill providing modern office space
- Tenant occupying 1,864 sq ft until July 2026
- Attractive village location with good transport links
- Generous parking allocation

**Coke Gearing**  
consulting  
Chartered Surveyors

[www.cokegearing.co.uk](http://www.cokegearing.co.uk)

# The Mill, Hatfield Heath, Bishop's Stortford, Essex CM22 7DL



## Location

The property is situated in the popular village of Hatfield Heath, Essex, and is within easy reach of both Bishop's Stortford and Harlow making it an ideal location for a company looking for a rural office location which is easily accessible. Only 5 minutes' drive is the mainline train station at Sawbridgeworth and the new M11 junction 7a, both providing direct links to London and Cambridge via road and rail.

## Description

The property was originally built in circa 1830s as a Mill and was converted in 2014 into office space. The property provides a modern, attractive workspace whilst retaining original period features making this an excellent property for an occupier who requires a property with character and functionality. The property benefits from the following:

- Leased line for superfast broadband
- Networked
- Both Floorboxes and perimeter power and data
- LED strip lighting and LED ceiling lights
- High quality finishes throughout with original soft red fair faced bricks
- Carpet tiles, oak, slate parquet
- Steel and glass bespoke staircase serving ground to 2<sup>nd</sup> floors
- Gas central heating
- Air conditioning
- Accessible WC in the basement
- WC x 2 and shower room
- Kitchens on each floor
- Double glazed steel and timber windows
- Rooflights on 2<sup>nd</sup> floor and vaulted ceiling
- Electrically operated basement access shutter
- 3 phase power supply
- Whole roof was replaced in 2013
- Parking for up to circa 18 cars

## Accommodation

The premises have been measured and the areas calculated as below:

### Lower Ground

|                       |             |             |
|-----------------------|-------------|-------------|
| Offices / Stores / WC | 123.39 sq m | 1,328 sq ft |
| Plant room            | 3.81 sq m   | 41 sq ft    |

### Ground Floor

|                       |            |           |
|-----------------------|------------|-----------|
| Offices               | 85.39 sq m | 919 sq ft |
| WCs / shower          | 15.39 sq m | 165 sq ft |
| Reception / stairwell | 22.78 sq m | 245 sq ft |

### 1<sup>st</sup> Floor

|                      |            |           |
|----------------------|------------|-----------|
| Office 1             | 35.66 sq m | 384 sq ft |
| Office 2             | 57.25 sq m | 616 sq ft |
| Comms room           | 13.01 sq m | 140 sq ft |
| Corridor / stairwell | 18.27 sq m | 197 sq ft |

### 2<sup>nd</sup> Floor

|                      |             |             |
|----------------------|-------------|-------------|
| Offices              | 121.83 sq m | 1,311 sq ft |
| Corridor / stairwell | 13.72 sq m  | 147 sq ft   |

|               |                    |                    |
|---------------|--------------------|--------------------|
| <b>Total:</b> | <b>510.51 sq m</b> | <b>5,495 sq ft</b> |
|---------------|--------------------|--------------------|

Floor plans available by request

## Viewings

For further information please contact:

**Carol Philpott / Adam Tindall**

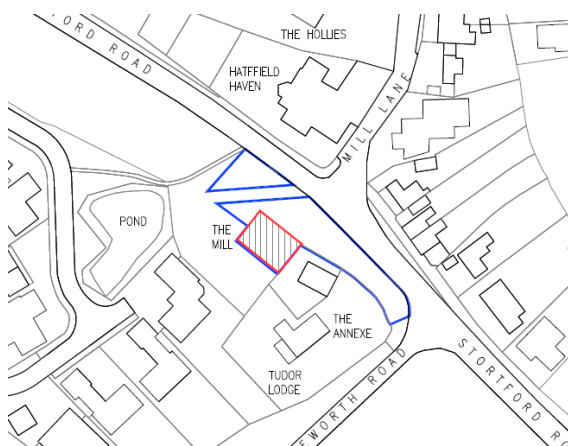
**Office: 01279 758758**

**Mobile: 07300 861 388 / 07776 211 722**

**Email: [carol@cokegearing.co.uk](mailto:carol@cokegearing.co.uk)**

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## Occupation

In the majority offered vacant to the owner occupier, lower ground, ground and part first floor.

There is a tenant occupying part first floor (605 sq ft) and the whole of second floor (1,259 sq ft) until 9<sup>th</sup> July 2026 paying an annual rent of £32,000 plus VAT.

## Price

The property is available For Sale Freehold

**£1,100,000 + VAT**

## Business Rates

From the Local Rating Authority website, we understand the premises are assessed for rates as follows:-

### Tenant's space (2<sup>nd</sup> and part 1<sup>st</sup>)

Rateable Value (2023) £23,500

### Owner Occupier space (Part 1<sup>st</sup>, ground and lower ground)

Rateable Value (2023) £21,950

\*UBR rate of 0.512

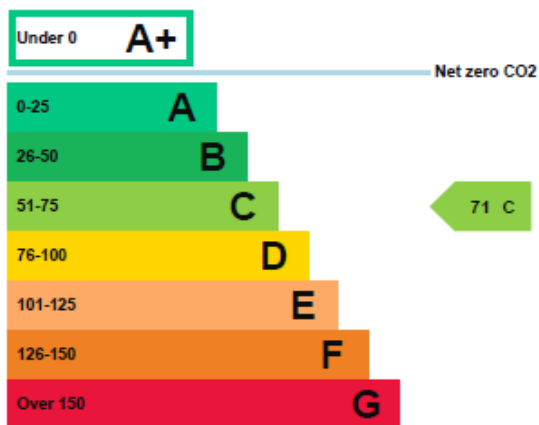
Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Uttlesford Business Rates team and the Valuation Office.

## Legal Costs

Each party to pay their own legal costs

## Energy rating and score

This property's current energy rating is C.



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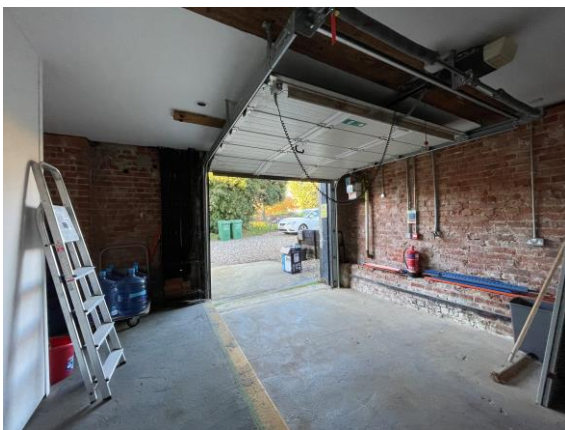
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