



Self-Contained Office | **TO LET**

662 sq ft | 61.50 sq m (approx.)

Second Floor, 3 Ducketts Wharf, South Street, Bishop's Stortford, Herts CM23 3AR

-  Town centre location
-  Self-contained office suite
-  Kitchenette
-  Three Allocated parking spaces

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Location

The property sits within a courtyard office development on the banks of the River Stort, close to Bishop's Stortford town centre and train station. The property has easy access to Junction 8 of the M11 and Stansted Airport and is a three-minute walk from the mainline railway station with London Liverpool Street being 40 minutes to the south and Cambridge 40 minutes to the north. The property is only two minutes' walk from Bishop's Stortford town centre making it a fantastic spot in the town.

Description

This self-contained suite is situated on the second floor and comprises open plan space with two partitioned meeting rooms, a small kitchenette, WC, suspended ceiling and laminate flooring. The suite benefits from three allocated parking spaces.

Please note: The three allocated spaces are only available Monday – Friday.

Accommodation

GIA approx.	662 sq ft	61.5 sq m
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Rent

£10,500 per annum

Service Charge

The Tenant will be responsible for paying a fair proportion of the estate service charge; current premium is £1,066.66 per annum.

Insurance

The Tenant will be responsible for re-imbursing the Landlord for the buildings insurance.



Business Rates

There are rates payable associated with the property which the incoming Tenant will be responsible for paying. The Tenant should make their own enquiries of the Local Authority.

Services

We understand that mains electricity, water and drainage are connected to the property.

Terms

The property is available by way of a fully repairing and insuring lease, on terms to be agreed.

VAT

VAT chargeable at the current rate.

EPC

The EPC is listed as C – 56.



Viewings

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