



Office | TO LET

412 sq ft | 38.27 sq m (approx.)

Suite B, Kenburgh Court, South Street, Bishop's Stortford, Herts CM23 3HX

- CG Close to Bishop's Stortford town centre
- CG Bright & well-presented air-conditioned office
- CG Garage parking available
- CG Small meeting room

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Location

The office is situated on South Street, which leads into the main shopping street in the heart of the town centre in Bishop's Stortford. The property offers easy access to the mainline station, which is less than a 10-minute walk away, and to M11 Junction 8 (10 minutes) for Cambridge, London and Stansted Airport.

Description

Kenburgh Court is a modern, three-storey multi-tenanted building. Suite B is a first-floor office suite that overlooks South Street, offers good natural light and provides a general office with a partitioned meeting room/office. Suite B has air-conditioning, a communal entrance and gas heating with shared WCs and a kitchen located on the first floor.

Kenburgh Court benefits from a secure gated integral garage with parking spaces available to lease at £1,000 + VAT per annum.

Accommodation

GIA approx.	412 sq ft	38.27 sq m
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Rent

£8,500 per annum exclusive

Service Charge

A service charge is levied towards the heating system, electricity, water, common area upkeep, building maintenance, building insurance and management costs. The annual service charge is approximately £840 + VAT per quarter.



Business Rates

The rateable value is listed as £8,800, Tenants may qualify for 100% small rate relief discount. Please contact East Herts District Council for further details.

Legal Costs

Each party to bear their own cost in this transaction.

Terms

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

VAT

VAT chargeable at the current rate.

Parking

Suite B can either be leased without parking or up to two spaces at £1,000 + VAT per space per annum.



Viewings

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