



Business Unit | **TO LET**

938 sq ft | **87.14** sq m (approx.)

Unit 11, Hatfield Regis Grange Farm, Hatfield Broad Oak, Bishop's Stortford, Hertfordshire CM22 7JZ

-  Quiet rural location
-  Good access
-  First floor office included

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Location

The unit is located between Hatfield Broad Oak and Takeley. Stansted Airport and the M11 Motorway are a short drive away (3 miles) where there are railway services to London Liverpool Street (40 minutes) and Cambridge (30 minutes).

Description

The unit comprises 874 sq ft of storage space and there is a mezzanine of 64 sq ft with an office. The unit is accessed via a sliding full height door. The building also benefits from lighting, power and a WC.

Accommodation

Ground floor	874 sq ft	81.20 sq m
Mezzanine	64 sq ft	5.95 sq m
Total	938 sq ft	87.14 sq m

Rent

£10,500 per annum, payable monthly in advance by standing order.

Service Charge

£38 per month, equating to £456 per year.

Buildings insurance will be on top, please contact agent for further details.



Business Rates

Please contact the agent for further information.

Hours of Access

Please note access to the property is Monday – Saturday, 7 am – 7 pm. No access on Sunday or public holidays.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Terms

The property is available by way of a flexible lease, terms to be agreed.

VAT

The rent is subject to VAT.

Viewings

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