



THREMHALL PARK
STANSTED

Carriage House

Thremhall Park, Start Hill, Bishop's Stortford, Herts, CM22 7WE



Rare to the market
3,075 sq. ft. NIA
First Floor offices
with good parking

Location

Carriage House is located 1 mile from Junction 8 of the M11 and the A120, providing easy access to Stansted Airport, Bishop's Stortford, London and Cambridge. Train times to London Liverpool Street from both Stansted Airport and Bishop's Stortford are approx. 40 minutes.

Description

The property consists of a detached, multi-occupied, two-storey barn-style property comprising open plan modern office space on the first floor with a number of internal offices, all situated within the existing attractive grounds of Thremhall Park of some of the 12 acres with classic Neo-Georgian style properties set in an attractive landscaped environment.

Amenities

- ½ Mile Junction 8 M11
- Fully air conditioned
- On site car parking
- Open plan offices
- Attractive environment
- 24/7 access and site-wide CCTV
- On-site meeting rooms
- On-site cafe

Terms

The first floor office space is available by way of a sub-let on a new lease for terms to be agreed. Occupation available immediately subject to terms being agreed

Service Charge

There is a small Estate Service Charge for maintenance and a Building Service Charge

Rent and EPC

£30 per Sq. Ft exclusive

Energy Performance Certificate available on request. The rating is B-32

Legal costs

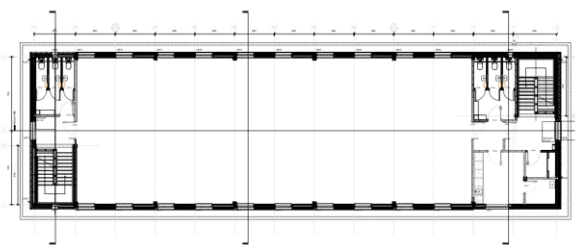
Each party to bear their own legal costs.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

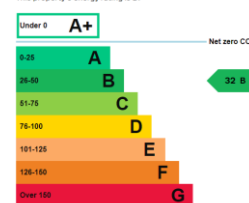
Floorplan

First Floor 286 sq. m / 3,075 sq. ft



Energy rating and score

This property's energy rating is B.



Viewings

To arrange a viewing, please contact:

Ben Thompson
Sales Director
Mantle
01279 874311
ben@mantle.co.uk

Carol Philpott
Surveyor
Coke Gearing
01279 758758
carol@cokegearing.co.uk



SUBJECT TO CONTRACT

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