

1st Floor, 13 Ducketts Wharf, Bishop's Stortford,
Herts CM23 3AR

OFFICE TO LET

49 sq m / 527 sq ft



- Modern office accommodation
- Open plan space
- Two allocated car parking spaces included
- Town centre location

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

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Location

The property is 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

Ducketts Wharf is a modern office complex offering a quiet courtyard setting backing on to the River Stort and to the front benefiting from main road frontage.

The first floor office suite is self-contained and provides modern open plan accommodation. There is a kitchenette within the office and shared toilets in the common parts. The property benefits from air conditioning and gas central heating and superfast broadband supplied by Virgin Media.

Included with the property are two allocated car parking spaces.

There is also an opportunity for the tenant to advertise on the flank wall which is very visible from South Street.

Accommodation

The premises have been measured using net internal areas:

First Floor: 49 sq m 527 sq ft

Term

The property is available to let by way of a new FRI lease on terms to be agreed.

Rent

£11,000 per annum exclusive.

Service Charge

There is a service charge payable of £1,500 per annum which covers general maintenance for the building and services.

Business Rates

The property is listed in the 2023 Rating List as having a rateable value of £11,250. NOTE: Small businesses may qualify for small business rate relief. All interested parties must make their own enquiries with East Herts District Council.

EPC

Energy Performance rating - B (46)

Legal Costs

Each party to pay their own legal costs.

Viewings:

For further viewings please contact:

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