

First Floor offices H Block, Peek Business Centre, Woodside,
Dunmow Road, Bishop's Stortford, Herts, CM23 5RG

WORKSPACE **TO LET**

597 sq ft up to 1,194 sq ft available



- Self-contained, well-appointed workspace on first floor
- On-site parking included
- Excellent location for the A120 / Airport / M11
- Variety of uses would be considered

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

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Location

Situated off the Dunmow Road on the edge of Bishop's Stortford, this busy industrial estate has excellent access to the M11 motorway for London/Cambridgeshire.

Accommodation

On offer is a modern business suite on the first floor of H Block at Peek Business Centre. The Business Centre provides a mix of industrial units, 50/50 office/storage units and offices. The development offers on-site parking.

The premises comprises a self-contained and very well-appointed suite with a kitchenette and a WC, it also benefits from suspended ceilings with CAT II lighting and electric heaters. The suite provides excellent fit-out for a variety of occupiers/uses.

On offer is two separate offices, each 597 sq ft. However, if someone would like to take them together, an opening could be made to connect the two-office suites. This would create an overall area of 1,194 sq ft.

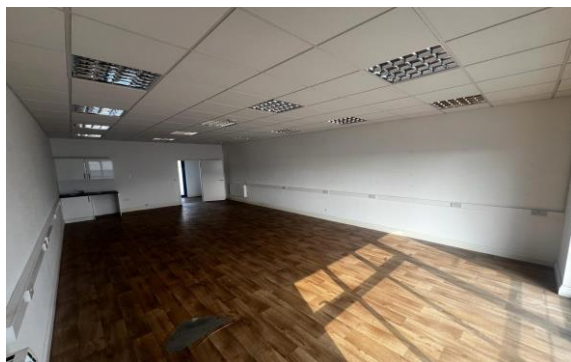
Terms

New fully repairing and insuring lease on terms to be agreed.

Rent

597 sq ft office suite, including 2 parking spaces - £13,000 per annum.

1,194 sq ft office suite, including 5 parking spaces - £22,000 per annum.



VAT

All figures quoted are subject to VAT at the prevailing rate.

Business Rates

We understand that there is a Rateable Value of £10,000 per office suite. Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the East Herts Business Rates team and the Valuation Office.

100% Small Business Rates Relief may be available on a Rateable Value under £12,000.

Service Charge

£800 + VAT per annum per office suite.
This is subject changes year on year.

Buildings Insurance

Please note the buildings insurance is not included within the service charge and will be charged separately. Please contact Agent for further details.

Legal Costs

The incoming tenant is to pay £1,500 + VAT as a non-refundable contribution toward the landlords legal fees: upon receipt the lease shall be issued.

Viewings via sole agents Coke Gearing Consulting:

For further information please contact:

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