



Office | **TO LET**

2,095 sq ft | 194.63 sq m (approx.)

The Foundry, Parvilles Farm, Sparrows Lane, Hatfield Heath, Bishop's Stortford, Herts CM22 7AT

-  High specification office accommodation
-  Attractive and secure farm location
-  Ample on-site parking available
-  Available from 1st April 2026

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Location

The property is in an attractive, secure farm location close to the village of Hatfield Heath, within easy reach of the A1060 which provides access to the towns of Harlow and Bishop's Stortford. The main entrance to the farm is opposite Down Hall Hotel entrance with a separate electric gated exit route which leads onto Sparrows Lane.

Description

The property is a contemporary converted farm building offering high specification office accommodation comprising a large open plan office with a boardroom/separate office, kitchen and separate WC facilities. There is also a mezzanine area which is used for additional office, storage and a comms room. The office has comfort cooling and heating systems installed. There is fibre Wi-Fi broadband and telephone points available.

Car parking is available on site, to be allocated by the Landlord. There is ample parking available due to an overflow car park having been created on site.

Please note: This property will be available from 1 April 2026 when the current Tenant's lease expires.

Accommodation

GIA approx.	2,095 sq ft	194.62 sq m
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Rent

£33,000 per annum exclusive

The ingoing Tenant will be responsible for paying all bills and outgoings associated with the unit.

Hours of Access

Monday – Friday: 7 am – 7 pm

Saturdays: 7 am – 2 pm

Sundays & Bank Holidays: No access



Business Rates

The property is listed in the 2023 rating list as having a rateable value of £30,000.

Legal Costs

Each party will be responsible for their own legal costs.

Terms

The property is available by way of a fully repairing and insuring lease, terms to be agreed.

Service Charge

There is an estate service charge to cover the maintenance of the common areas. Current premium is £10 per week.

Insurance

The Tenant will be required to reimburse the Landlord for the buildings insurance at £550 per annum.

The Tenant will be responsible for arranging and paying for their own contents insurance.



Viewings

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