

Coke Gearing

consulting

Chartered Surveyors

24, Hockerill Court, Bishop's Stortford, Herts CM23 5SB



For Sale

Office for sale
1,292 sq ft 120.10 sq m

- Approved planning consent for residential – 1 x 1 bed house 1 x 2 bed house
- A short walk to Bishop's Stortford mainline station and town centre
- Two car parking spaces available

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LOCATION

The property is located just off London Road, in Hockerill Court, which is within walking distance of the town centre and Bishop's Stortford mainline train station (approx. 0.3 miles), which offers direct trains to London Liverpool Street, Tottenham Hale, Cambridge and Stansted Airport.



DESCRIPTION

Hockerill Court comprises a mixed-use courtyard of residential and commercial buildings. Number 24 is a grade II listed property over three floors, benefitting from several suites of varying sizes.

The property has been used as an office building for many years. The building is served by gas central heating to both floors. There are separate WC facilities on the ground floor and a kitchen on the first floor.

There are two car parking spaces available with this property which are located in a secure car park to the rear of the property.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Ground Floor	587	54.60
First Floor	557	51.80
Second Floor	147	13.70
Total	1,292	120.10

Floor areas stated are Nets Internal Area (NIA) and are approximate. Interested parties should verify all measurements independently



TENURE

The property/properties are available by way of a new full repairing and insuring lease on terms to be agreed.

PRICE

£395,000 (No VAT)

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE (EPC)

E - 113

ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering legislation, the tenant / purchaser will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.



Approved Planning Consent

Planning consent has been granted for the property to be converted into two residential dwellings. East Herts planning reference numbers: 3/23/1465/FUL and 3/23/1466/LBC.

1 x 1 bedroom house over 3 floors

1 x 2 bedroom house over 2 floors

For full details please search on East Herts Council planning website using the following reference numbers:

- 3/23/1465/FUL - 3/23/1466/LBC

The planning decision notice and the floor plans are available by request from the agent.



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Details prepared on 18/04/2026