

Coke Gearing

consulting

Chartered Surveyors

Second floor, Innovation House, London Road, Bishop's Stortford, Herts CM23 3GW



To Let

Office

From 3,000 sq ft - 6,469 sq ft

- Prime Grade A office suite with parking
- Edge of town centre with attractive riverside setting
- Five minutes' walk from Bishop's Stortford station
- Good access to M11, M25 & A120

WWW.COKEGEARING.CO.UK

LOCATION

Bishop's Stortford is a thriving market town with high street shopping, a range of leisure and dining opportunities and a fast and frequent rail service to London Liverpool Street station.

Situated on London Road, in an attractive riverside setting on the south east side of Bishop's Stortford and close to the town centre, the site is well located in one of the town's established commercial locations, some eight minutes' drive from the M11 (Junction 8) and the entrance to London Stansted Airport. Bishop's Stortford station is approximately five minutes' walk away

DESCRIPTION

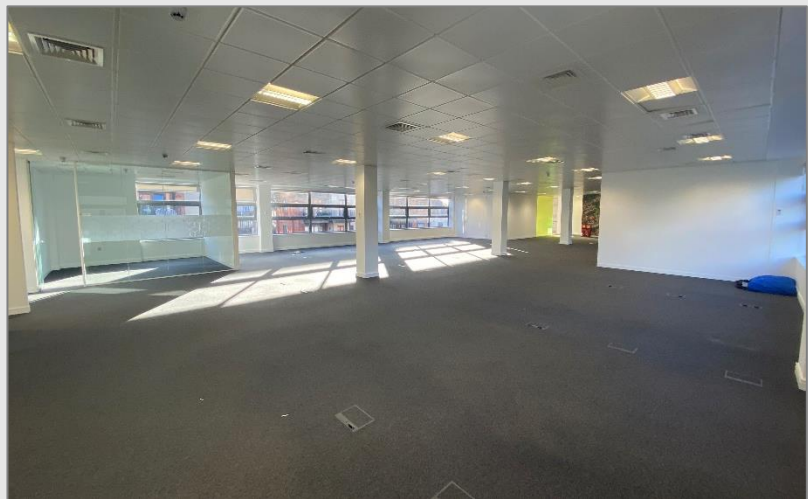
Innovation House is within a prominent and established riverside development comprising four floors of Grade A, prime modern office accommodation.

The offices are built to the highest standards, utilising modern finishes.

- Air conditioning/comfort cooling
- Passenger lifts
- Suspended ceilings and integral lighting
- Raised floors
- 11 car parking spaces
- Kitchen

Accommodation	Sq ft (approx.)	Sq m (approx.)
Second floor	3,000 – 6,469	278.7 – 600.9
Total	6,469	600.9

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



TENURE

The office is available immediately subject to a fully repairing and insuring lease (via the service charge) on terms to be agreed..

PRICE

Please contact agent for further information

SERVICE CHARGE

There is a service charge payable towards the shared costs of maintenance & communal parts of the building.

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)

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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

The ingoing Tenant will be required to contribute towards the landlord's legal fees up to maximum of £2,000 + VAT



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Bishop's Stortford | 01279 758758

Chelmsford | 01245 676938

Colchester | 01206 932460



Felicity Thomas BSc (Hons)

01279 758 758 / 07961 778135

felicity@cokegearing.co.uk

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Details prepared on 18/04/2026