

Coke Gearing

consulting

Chartered Surveyors

Office 1 at The Residence, New Mead Barn, Wickham Hall, Hadham Road, Bishop's Stortford, Herts CM23 1JG



Office
301 sq ft 28 sq m

To Let

- Fully serviced office – ideal size for seven people
- High quality fit-out
- Ample parking
- Good access for the A120 and M11

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LOCATION

Office 1 at The Residence is situated on the outskirts of the popular market town of Bishop's Stortford, on a redeveloped farm environment called Wickham Hall. The property has easy access onto the A120 and to Junction 8 of the M11 and Stansted Airport. Within Bishop's Stortford town centre the mainline railway station provides direct links to London Liverpool Street, Stansted Airport and Cambridge.

As well as The Residence Coworking building other facilities at Wickham Hall that tenants can benefit from include a gym, a popular café, a yoga space, florist, beauticians, a physiotherapist, a high-end luxury goods showroom and a sofa shop.

DESCRIPTION

Office 1 is on the ground floor of The Residence Coworking space. The Residence is an immaculately presented serviced office complex which offers flexible workspace. Whether it be a hot desk for a day, a meeting room for an important presentation or a permanent office space, The Residence can offer it all.

Office 1 offers a fully serviced office space for 7 people. The open plan office benefits from plenty of natural light, air-conditioning, furniture - including desk, pedestal and chair, for each member of staff, 24/7 access, dedicated internet and private VLAN, meeting room allowance, access to members portal, and access to The Residence's programme of social and business events. There is a fully staffed reception on the ground floor, mail handling and free tea, coffee and cake.

A tenant will also benefit from a communal outdoor seating area which overlooks the beautiful grounds at Wickham Hall, ample parking for tenants and their visitors.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Office 1	301	28
Total	301	28



TENURE

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

PRICE

£ 40,800 per annum
£3,400 per month (plus VAT) (all-inclusive)

VAT

VAT is applicable.

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)

TBC

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.



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Details prepared on 18/04/2026