

Coke Gearing

consulting

Chartered Surveyors

Waterfront House, 55-61 South Street, Bishop's Stortford
Herts CM23 3AL



To Let

Flexible Office Space
129 sq ft – 1,393 sq ft

- Attractive riverside offices
- E Use Class – all business types accepted
- Town centre location
- Very flexible lease terms – 30 days

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LOCATION

The property is centrally located in Bishop's Stortford town centre, off Station Road / South Street. Only two minutes' walk away is the Mainline train station which provides regular services to London, Cambridge and Stansted Airport. The property is very central - the heart of the town centre is only a one- minute walk away, where there is a variety of retailers, restaurants and gyms.

DESCRIPTION

The property is situated next to the River Stort and provides beautiful riverside views for the offices located at the rear of the building.

This riverside office property consists of two floors of accommodation which is divided into a wide range of different sized office suites. The property benefits from communal WCs, a shower and kitchen facilities.

There is a private car park and spaces are available to rent upon request..

USE

The property has E Use Class and the Landlord is flexible with user/occupier type. This presents as ideal accommodation for office users, clinical, beauty, therapy and so forth. All uses considered.

Office	Dimensions	Sq m / Sq ft (approx.)	Price pcm
Suite 101	3.9m x 3.1m	12 sqm 129 sq ft	£550
Suite 104	4.6m x 4.1m	19 sq m 203 sq ft	£850
Suite 201	3.9m x 3.2m	13 sq m 135 sq ft	£550
Suite 208	3.9m x 3.2m	13 sq m 135 sq ft	£550

The rents above are inclusive of gas, electricity and business rates. They do not include broadband, telephone or own office cleaning.

Car parking spaces are available at £100 per month per space in addition to the above rentals.



TENURE

Flexible lease terms available via a Licence Agreement, on a rolling 30-day basis.

PRICE

From £550 pcm plus VAT

VAT

All rents and prices are inclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities,

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

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