

Coke Gearing

consulting

Chartered Surveyors

3 Riverside Business Park, Stoney
Common Road, Stansted
Mountfitchet, Essex CM24 8PL

Office 1,272 sq ft 118.17 sq m

- Excellent self-contained office
- Attractive courtyard office development
- Six on-site car parking spaces



To Let

WWW.COKEGEARING.CO.UK

LOCATION

The office is located in a small, attractive business park comprising renovated mill buildings completed approximately 35 years ago on the outskirts of Stansted Mountfitchet, an attractive and popular Essex village. Access to the business park is via Stoney Common Road and a single lane bridge off the B1383 which connects Bishop's Stortford with Newport and Saffron Walden to the north.

Riverside Business Park is well situated on the south side of Stansted and gives easy access to Bishop's Stortford, which is approximately 3 miles away, and the M11 junction (8) is approximately 5 miles with access to Stansted Airport. There are very good parking facilities within the scheme. There is a mainline railway service operating from either Stansted Mountfitchet (which is within walking distance of the business park) or Bishop's Stortford, both with regular services to London Liverpool Street and Cambridge.



DESCRIPTION

Available is a self-contained office building, offering well-presented accommodation arranged over two floors.

Upon entering the ground floor, you are welcomed by a reception area with WCs located to both the left and right. Beyond this lies a spacious open-plan office, complemented by a smaller adjoining office and a kitchenette.

A staircase leads to the first floor, which features a bright and airy open-plan office benefiting from excellent natural light. Off this space are four private offices, ideal for meeting rooms or training space.

Additionally, the property includes a generous loft space, suitable for storage, and benefits from six on-site car parking spaces.

Accommodation	Sq ft (approx.)	Sq m (approx.)
All floors	1,272	118.17
Total	1,272	118.17

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



TENURE

Leasehold

PRICE

£24,000 per annum + VAT

LEGAL & PROFESSIONAL COSTS

A Law Society lease will be used for this letting. The cost of preparation of the lease shall be £1,000 + VAT, which will be split 50/50 between the Landlord and ingoing Tenant.

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)

C - 68

ANTI MONEY LAUNDERING

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

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Details prepared on 30/04/26