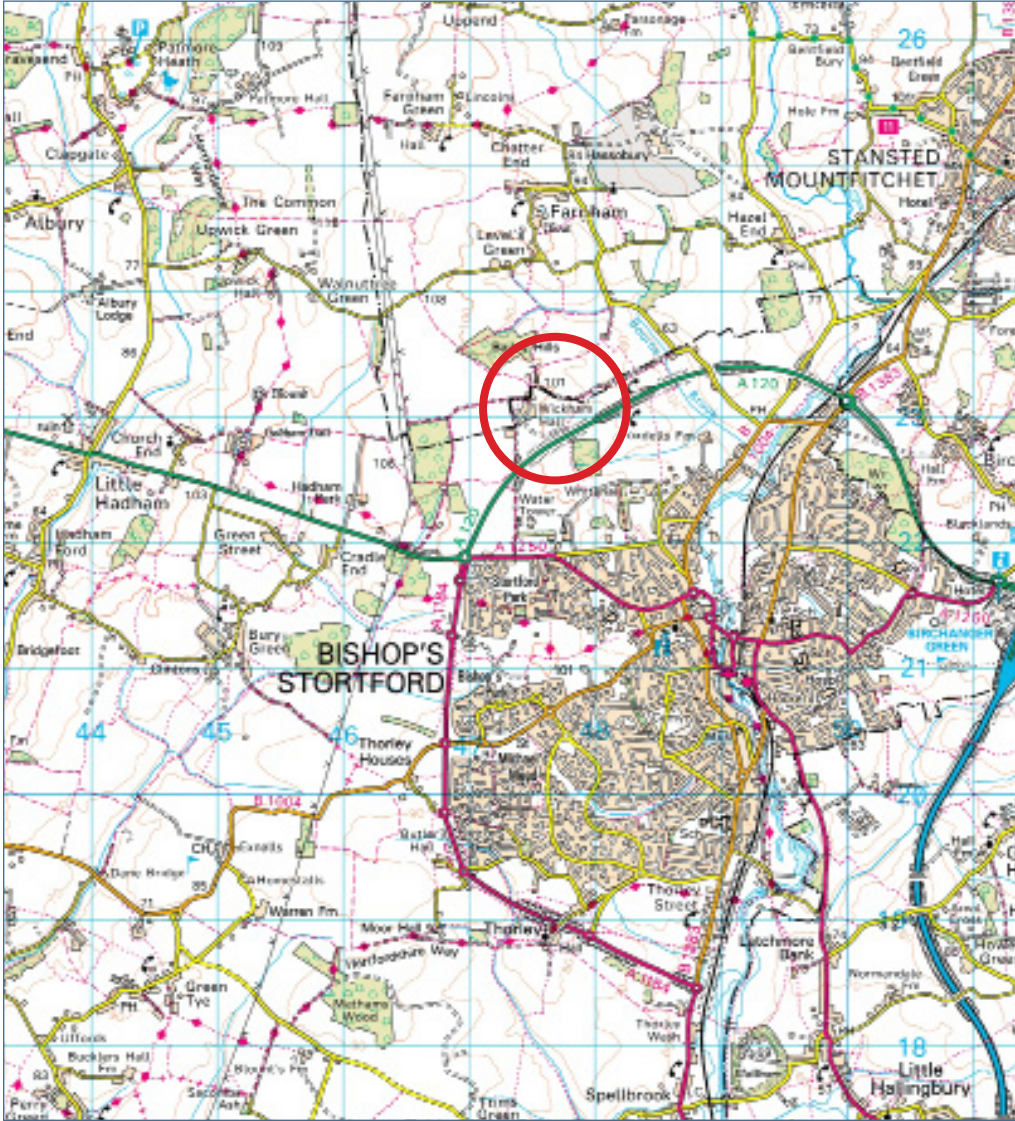




## **BUSINESS SPACE TO LET**

WICKHAM HALL, BISHOP'S STORTFORD, HERTFORDSHIRE, CM23 1JG

# LOCATION AND SITE PLANS



VENDOR'S AGENT



### SWORDERS

The Gatehouse, Hadham Hall,  
Little Hadham, Ware,  
Hertfordshire, SG11 2EB  
Contacts: James Watchorn  
and Hester Dalton  
T: 01279 771188  
E: james.watchorn@sworders.com  
E: hester.dalton@sworders.com

VENDOR'S SOLICITOR



### TEES SOLICITORS

Teess House,  
95 London Road,  
Bishop's Stortford,  
Hertfordshire, CM23 3GW  
T: 01279 755200

## BUSINESS SPACE TO LET – WICKHAM HALL

BISHOP'S STORTFORD, HERTFORDSHIRE, CM23 1JG



We are pleased to offer a rare opportunity to rent a high-quality business space at Wickham Hall, situated in an idyllic rural location just outside the popular town of Bishop's Stortford.

The building, known as The Fish Barn, extends to 3,901 sq ft (362 sqm) and comprises a predominantly open plan layout, with three further separated rooms/offices. There is also a large kitchen/break out room, and WCs.

Externally, the building benefits from a beautiful private terraced area overlooking the adjacent pond.

The building benefits from Class E use class permission and enquiries are welcomed from a variety of uses, ranging from cafe/hospitality businesses to office-based firms.







Situated along the Hertfordshire and Essex border, Wickham Hall is located less than 1 mile from the popular market town of Bishop's Stortford, offering mainline rail services to Central London within 37 minutes and direct access onto the M11. Existing site facilities include a gym, wellness centre, café/restaurant, beauticians as well as several other bespoke firms.

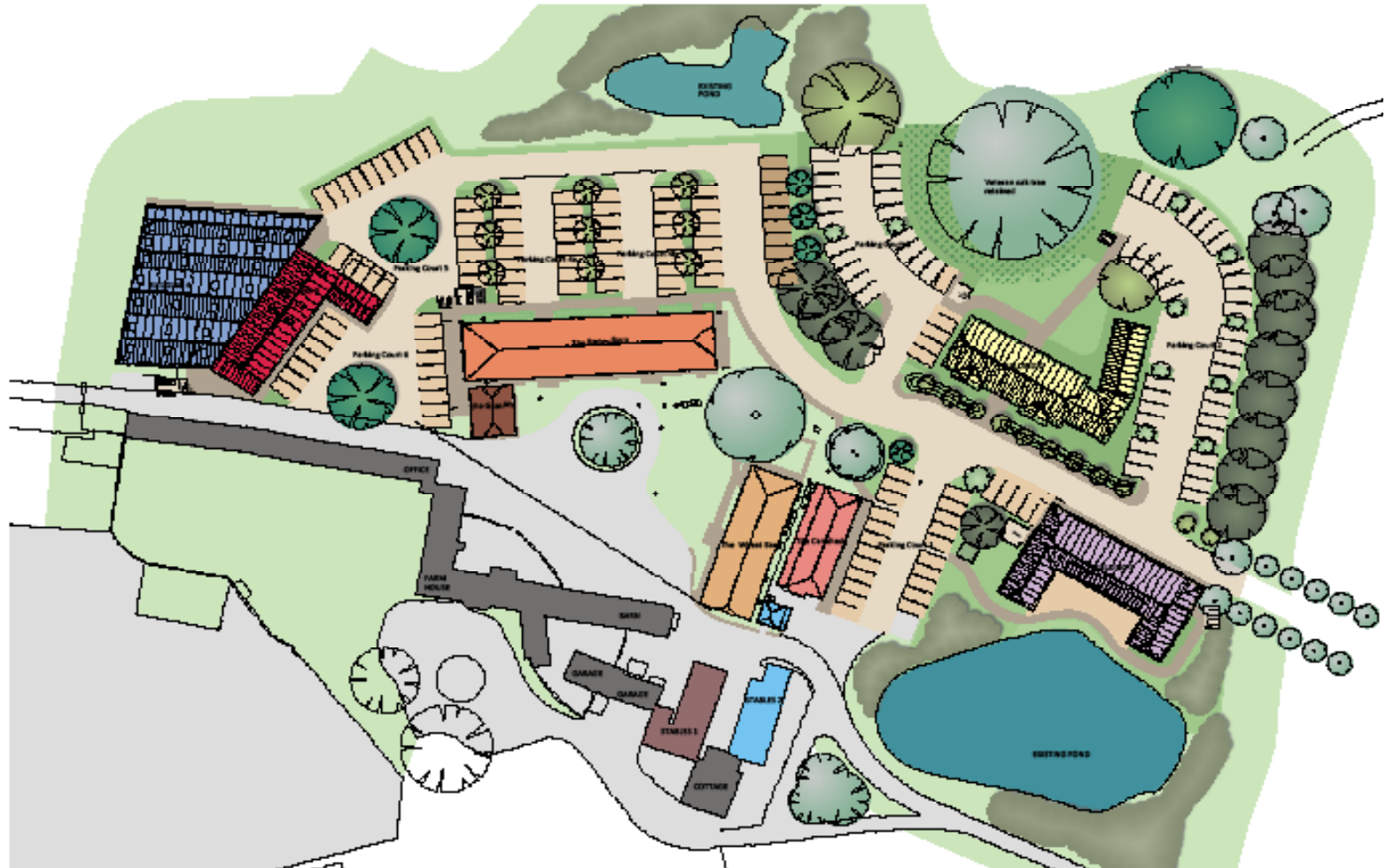
BISHOP'S STORTFORD 1 mile – LONDON 33 miles – CAMBRIDGE 26 miles – STANSTED AIRPORT 7 miles

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH THE LANDLORD'S AGENT

# SITE PLAN



	The Cart Shed		The Granary		Building 1		Building 4
	The Wheat Barn		The Stables 1		Building 2		
	The Barley Barn		The Stables 2		Building 3		





Wickham Hall comprises a unique opportunity to rent an extensive range of high quality business spaces situated in an idyllic rural location. Each building has been expertly restored and constructed to preserve the historic character and integrity of the site, whilst also providing high quality office space that meets the exacting needs of today's modern business environment.

## SITE DESCRIPTION

Phase One of Wickham Hall's development was completed in 2013 and all these buildings are now occupied. Phase Two of the development was completed in 2020 and included the construction of the building advertised in this brochure, along with another new build unit and the conversion of a traditional Victorian Barn and Livestock Building.

The unit benefits from fibre optic broadband, under floor heating and ample parking, WC and kitchen facilities.

Existing tenants on site comprise a popular restaurant/café, yoga & pilates wellness centre, luxury jewellers, beauty salon, florist, gym & personal training studio and several high end retailers.

## BUILDING DESCRIPTION

The unit available, known as The Fish Barn, was newly built in 2020 to an exceptionally high standard.

The building comprises a predominantly open plan space, set over a single storey overlooking the adjacent pond. In addition to the main open plan space, there are three further good sized rooms, which could be used for a variety of uses, depending on the eventual tenant. There is also a large kitchen/break out space and WCs.

The building has two entrances from the drive into the site, in addition to the doors opening out onto the terraced area. The terraced area is for the private use of this unit only and faces out onto the beautiful adjacent pond.

The building benefits from Class E use class permission and enquiries are welcomed from a variety of uses, ranging from cafe/hospitality businesses to office-based firms.

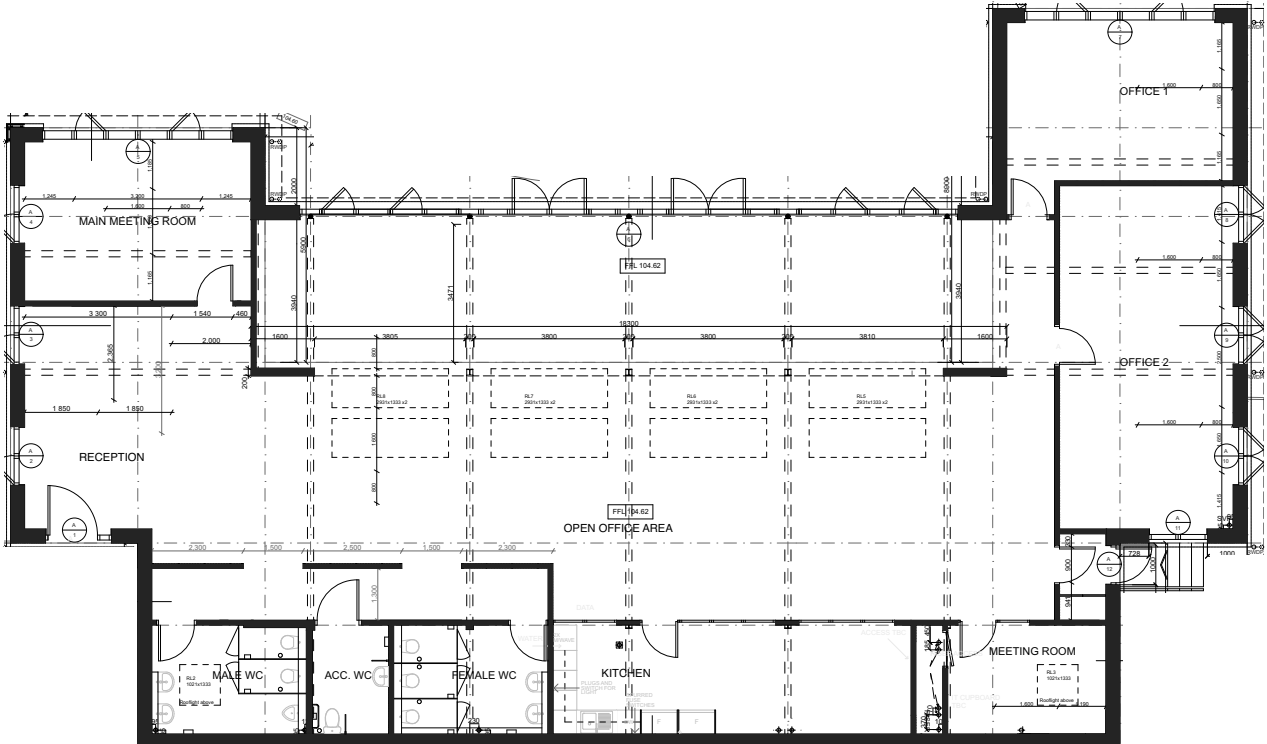
## LOCATION

Wickham Hall is situated in a much sought after location just 1 mile outside the popular market town of Bishop's Stortford. This ideal location provides easy access along the M11 and A10 to London (33 miles) and Cambridge (26 miles) in addition to connections to Stansted Airport (7 miles).

Bishop's Stortford's excellent rail links also offer direct connections to London (Liverpool Street 38 minutes), Cambridge and Stansted Airport. Wickham Hall is less than 1 mile from Bishop's Stortford Train Station, which can be accessed by the extensive network of footways and cycle paths from the site.



# FLOOR PLAN







## **FACILITIES & SERVICES**

All offices benefit from high performance fibre-optic broadband coverage, under floor heating, WC and kitchen facilities, ample car parking, shared outside space and a shared refuge facility.

The site benefits from a private water supply, three phase electricity, BT services and superfast broadband connection.

## **ACCESS**

Access to Wickham Hall is off a private drive from the A1250 to the west of Bishop's Stortford.

## **TENANCY AGREEMENTS**

A proposed lease will be agreed between parties prior to occupation and the length of the lease and terms are subject to agreement.

## **SERVICE CHARGE**

A service charge may be payable for maintenance of shared facilities and areas. This will be charged at £1 per sq ft and will be agreed with tenants prior to occupation. The landlord reserves the right to amend the charge rate in accordance with increases to the cost of maintaining the site as and when necessary.

## **PLANNING**

The space benefits from planning permission for Class E use. Interested parties should satisfy themselves of the suitability of the planning in place.

## **TERMS OF OCCUPATION**

All terms should be discussed with the Landlord's Agent. Rent will be subject to VAT.

## **RATES**

The Tenant will be liable for non-domestic business rates. The buildings have not yet been assessed for rates. Please contact [VOA.gov.uk](http://VOA.gov.uk) for further information.

## **VIEWINGS**

Strictly by prior appointment with the Landlord's Agent. For further information, please contact Sworders on 01279 771188 or [post@sworders.com](mailto:post@sworders.com).

## **PARKING**

There is ample car parking available on site in the designated car park.

## **LOCAL AUTHORITY**

East Herts District Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ. Tel: 01279 655261.

Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG13 8DQ. Tel: 0300 123 4040.

## **DIRECTIONS**

Coming from the M11 exit at Junction 8 onto the A120 towards Bishop's Stortford. Follow the A120 for approximately 4 miles crossing two roundabouts. At the third roundabout take the first exit onto the A1250 towards Bishop's Stortford. Along the A1250 after 200 metres take the first turning on the right onto a tarmacked road signposted to Wickham Hall. Follow this road for 700 metres until the road forks. Take the right-hand fork, following the road round to the parking spaces at Wickham Hall.

## **IMPORTANT NOTICE**

Sworders for itself and the Vendor give notice that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility and any intending

Purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspecting or otherwise as to the correctness of them. Any measurements, areas, or distances referred to herein are approximate only. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise.

No employee of Sworders has any authority to take or give any representation or warranty whatever in relation to this property. No responsibility can be accepted for the expenses incurred by any intending Purchasers in inspecting properties which have been sold, let or withdrawn. All plans included are not to scale and are based on Ordinance Survey Maps with the sanction of the Controller of HM Stationery Office. Crown Copyright Reserved. Please note that the areas of land have been measured from Ordinance Survey Data.

Photographs taken July 2017 and September 2020. Please note, some photographs used in this brochure are of other units on the site.

Particulars prepared June 2023.







SURVEYORS | PLANNERS | ARCHITECTS

The Gatehouse, Hadham Hall, Little Hadham, Ware, Hertfordshire SG11 2EB T: 01279 77 11 88 [www.sworders.com](http://www.sworders.com)