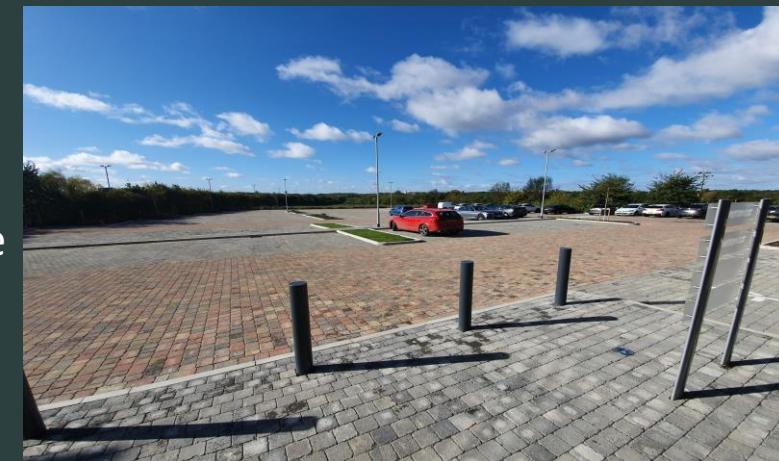


Unit 8, Stansted Courtyard, Takeley, Bishop's Stortford CM22 6PU

NEW OFFICES TO LET

From 4,255 sq ft (395 sq m) to 9,650 sq ft (896 sq m)

Coke Gearing
consulting
Chartered Surveyors



- Brand new CAT A fully fitted open plan office space
- Excellent parking provision
- Available for immediate occupation
- Close to Stansted Airport / M11 / A120
- Can be leased fully furnished (45 – 96 + desk spaces)

www.cokegearing.co.uk

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Location:

Situated in very close proximity to Stansted Airport, this office is in an excellent location, only a few minutes' drive from the Airport which, in turn, provides easy access to and from the M11 with further links to the M25 and A120.

The property is situated within the existing Stansted Courtyard office park which is within walking distance of the village of Takeley which provides local amenities such as a convenience store, post office, takeaway and a pub as well as local bus services.

Bishop's Stortford is only five miles away and is an expanding market town with a current population of circa 35,000. Situated on the strategically important M11 corridor it is the closest town to London Stansted Airport. The Airport itself provides an excellent transport hub across the UK and Europe.

Description

Available is a New detached HQ Office property which can either be leased in full or a part as a ground floor suite. The property which is accessed via a reception lobby area with electronic access leading straight through to the ground floor suite opening into mainly open plan office areas, fully furnished and ready to be occupied. 3 meeting / board rooms and a number of storage areas lead off the main open plan space. There are separate male and female WC facilities and an open kitchen / break out area. The first floor mirrors this layout. Currently set out as 96 desk spaces in total with the space for more.

The space is brand new, yet to be occupied, providing an attractive work environment with ample parking available on site.

Timing:

Ready for immediate occupation.

Lease Terms:

Available by way of either assignment or sub- let of an existing lease for a term expiring on 15th October 2030. There is a tenant only break clause and rent review on the 15th October 2025.

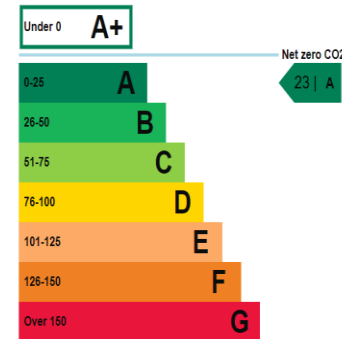
Rent:

| | |
|-------------------|------------------------------|
| Ground Floor Only | £106,500 per annum Exclusive |
| Whole property | £197,000 per annum Exclusive |

Business Rates:

Please contact the agent for further information

EPC:



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Accommodation:

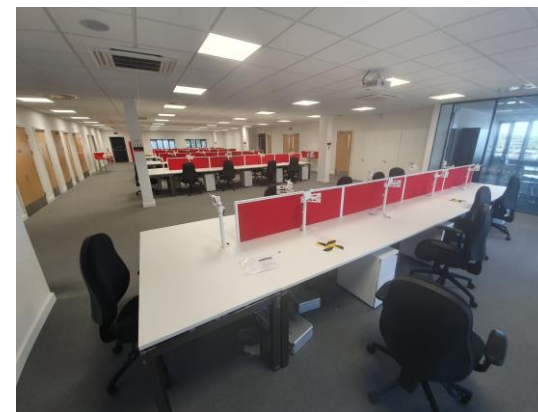
Approximate Gross Internal areas:

Ground floor Suite 4,255 sq ft (395.28 sq m)

Total property 9,650 sq ft (896.51 sq m)

Costs:

Each party to pay their own costs in this matter.



Viewings: For further information please contact:

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