

Hammerhill Studios, Stanbrook, Thaxted CM6 2NH

OFFICE TO LET

Character office in an attractive rural location
1,789 sq ft plus additional storage of 355 sq ft



- Parking on site
- Quiet rural location
- Character office in good condition
- Predominantly open plan with separate meeting rooms & Director's office
- WC and Kitchen facilities

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

OFFICE TO LET

Location

The property is located on a quiet business park which has a variety of occupiers. The property is located in a rural position close to the popular historic town of Thaxted. Hammerhill Farm is a popular complex of converted barns set around a central courtyard. The office is located 10 miles from the M11 and 7 miles to the A120.

Description

Hammerhill Studios provides a mixture of open plan and private offices together with storage/archiving space.

The available accommodation is an attractive building and is self-contained with separate WCs, a kitchen and ample meeting room space. There is parking available adjacent to the building.

Accommodation

1,789 sq ft 166.2 sq m

Storage 355 sq ft

Terms

The property is available on a new lease for a term to be agreed.

Rent

£20,000 per annum exclusive

VAT

There is no VAT applicable on the rent.

Business Rates

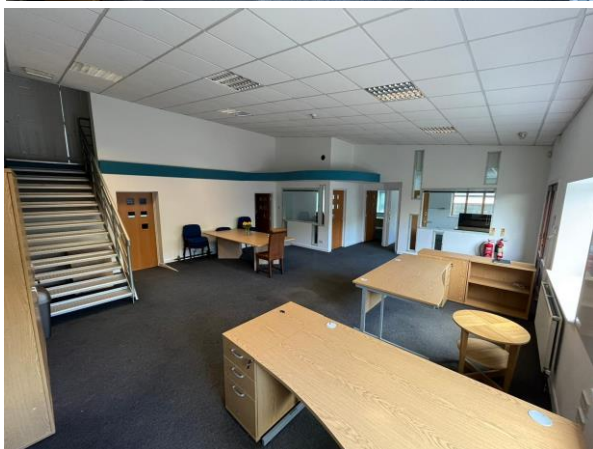
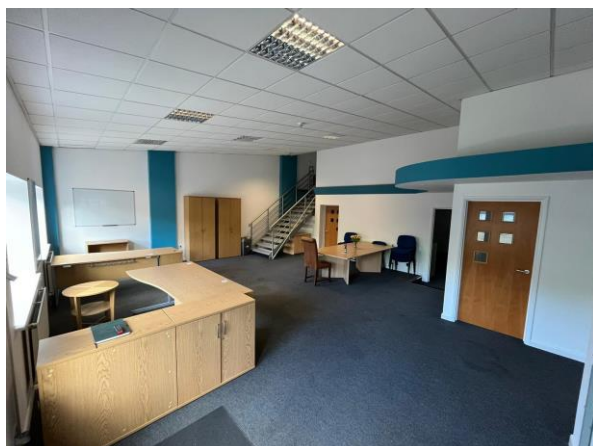
Current Rateable Value from the 2023 Rating List is £24,000. Small businesses may qualify for 100% business rate relief. All interested parties should make enquiries with Uttlesford District Council or the Valuation Office Agency.

Buildings Insurance

Buildings insurance is charged separately, please contact the agent for further information.

EPC

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Viewings

For further information please contact:

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