Hammerhill Studios, Stanbrook, Thaxted CM6 2NH OFFICE SUITES TO LET

Character offices in an attractive rural location Min 170 sq ft – 429 sq ft individual suites totaling 1,241 sq ft



Parking Available Quiet rural location Character offices

Open plan with shared kitchen & WC facilities



www.cokegearing.co.uk

Hammerhill Studios, Stanbrook, Thaxted, Great Dunmow CM6 2NH

OFFICE SUITES 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 from the A120. **Description** Hammerhill Studios Studio 1 Suites are generally open plan offices with shared use of WC and kitchen facilities. There is parking available adjacent to the building which can be rented for £2 per day per car by way of a separate arrangement with the adjacent landowner.

Accommodation

Back left office = 5.334 x 5.440 = 29.02 sq m (312 sq ft) Walkway/storage - 5.199 x 2.021 = 10.5 sq m (113 sq ft) Right bottom office (down the stairs) - 5.120 x 3.925 = 20.1 sq m (216 sq ft) Right top office - 3.876 x 4.095 = 15.87 sq m (171 sq ft) Front Office: 429 sq ft/ 39.86 sq m

Terms

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

Rent

Back Left Office: £350 pcm Walkway / Storage: £100 pcm Bottom Right Office: £250 pcm Right Top Office: £250 pcm Front Office: £350 pcm

This above rent will be plus a share of running costs with the other tenants within the building such as electric, heating, water and waste. This is based on the square footage £ per sq ft so this suite would need to cover a quarter of the running costs. Tenant is responsible for their own telecoms and broadband.

VAT There is no VAT applicable on the rent.

Business Rates

100% Small business rate relief should apply (unless it is a second property). All enquiries should be made to Uttlesford District Council or the Valuation Office Agency.

EPC E-112







Viewings For further information please contact:

Louise Campbell or Toby Pemberton: Office: 01279 758758 Mobile: 07957 483 057 or 07949 530 597 Email: <u>louise@cokegearing.co.uk</u> Toby@cokegearing.co.uk

Disclaimer: Cabe Gearing Consulting for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1) these particulars are a general outline only. for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or construct. 2) Cabe Gearing Consulting cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and other details constrained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy. 3) Bents guided in these particulars maybe subject to VAT addition. 4) Coke Gearing Consulting will not be liable in negligence or therwise for any perceptive part of the subject to VAT addition. 4) Coke Gearing Consulting will not be liable in negligence or or enter wide any construct and these or fittings at the property shall not constitute a representation (unless otherwise state) as to their accuracy. 3) Bents guided in these particulars maybe subject to VAT addition. 4) Coke Gearing Consulting will not be liable in negligence or or enter wide any construite a representation (unless otherwise state) as to their accuracy of any detained. The subject to VAT addition. 4) Coke Gearing Consulting will not be liable in negligence or or enter wide any construite a representation (unless otherwise state) as to the state or condition or that it is capable of fulfiling its intended function. Prospective purchasers/ tenants should statify themselves as to the requirements. 6) No employee of Coke Gearing Consulting has any authority to make or give any representation of warranty or enter into any construct whatever in relation to the program.