

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

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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 = $5.334 \times 5.440 = 29.02$ sq m (312 sq ft)

Walkway/storage – $5.199 \times 2.021 = 10.5$ sq m (113 sq ft)

Right bottom office (down the stairs) – $5.120 \times 3.925 = 20.1$ sq m (216 sq ft)

Right top office – $3.876 \times 4.095 = 15.87$ 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

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