## 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:

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