

Unit 4, Warish Hall Farm, Smith's Green, Bishop's Stortford,
Hertfordshire CM22 6NZ

BUSINESS SPACE / OFFICE

TO LET

103.4 sq m 1,113 sq ft



- Self-contained workshop/office
- Ample parking
- Rural location with good access to the M11 and A120

Coke Gearing
consulting

Chartered Surveyors

www.cokegearing.co.uk

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Hertfordshire CM22 6NZ

BUSINESS SPACE / OFFICE **TO LET**



Location

The office is located on Warish Hill Farm, where there are many commercial tenants occupying a selection of offices and industrial units on the site.

The property is very well located being four miles from Junction 8 of the M11, which is adjacent to London Stansted Airport, and the A120 Dunmow interchange being just three miles away.

Description

The premises is single-storied, self contained, with segregations used to separate the main area in the office / workshop. The unit benefits from good natural lighting as well as overhead lighting, and a potential for a separate meeting room/office. The unit has oil heating, a kitchen and WC facilities.

Externally there is parking for up to four spaces, although there is potential to provide more if required.

Accommodation

Net Internal Area:

TOTAL **103.4 sq** **1,113 sq ft**

Terms

The property is offered by way of a new, fully repairing and insuring sub lease for length and term to be agreed.

Rent

14,500+ VAT

Tenants will be responsible to pay all utilities associated with the property, including water, oil, electricity and any others that are associated with the unit.

Service Charge

There is an estate service charge to cover maintenance of the access road and upkeep of the communal areas. This is currently £320 per annum. Please note this figure could change year on year.

Business Rates

The property is listed in the 2023 Rating List as £13,250, which equates to annual rates payable of approximately £6,611.75, assuming a UBR of 49.9p (lower rate).

The ingoing tenant may qualify for small business rates relief.

EPC

D – 87 valid until 17 June 2028.

Legal Costs

Each party to contribute £425 + VAT towards the preparation of a Law Society Lease

Insurance

Insurance is approximately £350 per annum.

Viewings

For further information please contact:

Toby Pemberton:

Office: 01279 758 758

Mobile: 07949 530 597

Email: Toby@cokegearing.co.uk

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