

Ground Floor, 1 The Exchange, Station Road  
Stansted Mountfitchet, Essex CM24 8BE

# OFFICE TO LET

1,075 sq ft / 99.87 sq m



- Ground floor office
- Within town centre
- Adjacent to mainline railway station
- Five miles from London Stansted Airport
- Landlord open to change of use



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# OFFICE TO LET



## Location

Stansted Mountfitchet is an attractive and popular commuter town situated five miles from Stansted Airport and three miles north of Bishop's Stortford. There is a mainline railway station adjacent to the property, with regular trains to London Liverpool Street, Cambridge and the Airport.

## Description

The premises comprises a modern, two-storey office building with the benefit of parking available.

The property has potential for a change of use, which the Landlord would be open to discussing with an interested party.

There is potential to let the whole of the ground floor up to 1,378 sq ft. Please contact the agent to discuss in more detail.

## Accommodation

The ground floor office is open plan and is negotiable up to 1,075 sq ft. It has two WCs and a kitchenette. There is a communal reception on the ground floor and a boardroom.

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## Rent

£22,000 per annum

## Use

The property has B1 office use. Opportunity to apply for change of use on the property if required.

## VAT

Rents are exclusive of VAT unless otherwise stated, but applicants are advised to make independent enquiries to verify this.

## Business Rates

Estimated to be £5,600 per annum.

## Legal Costs

Each party to bear their own legal costs in this transaction.

## EPC

The building is rated at Band D – 94.

## Viewings

To be arranged via sole agents, Coke Gearing Consulting.

For further information please contact:

**Henry Warburton:**

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