

Basbow House, Basbow Lane, Bishop's Stortford,
Hertfordshire CM23 2TW

OFFICE TO LET

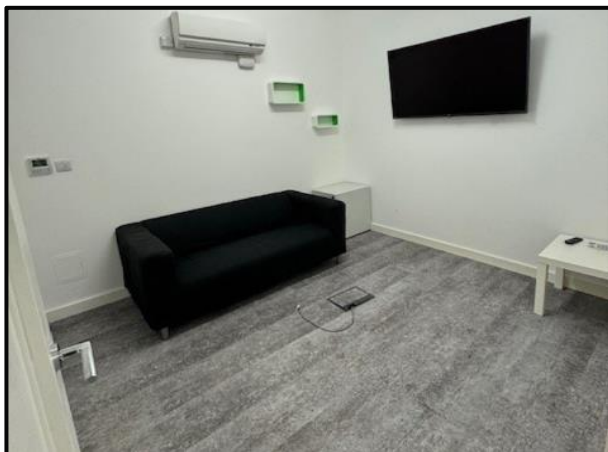


- Attractive town centre offices arranged over four floors
- Over 3,000 sq ft of office, training and storage space
- On-site car parking

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

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Location

Bishop's Stortford is an expanding market town situated on the Hertfordshire and Essex borders in the strategically important M11 Corridor and is the closest town to London Stansted Airport

A mainline rail service to London Liverpool Street takes approximately 35 minutes, with good connections to Stansted Airport and Cambridge/Peterborough and the East Coast Main Line.

This fine office building is located in a prominent position to the west of Bishop's Stortford town centre a short walk from a range of amenities in the High Street/North Street area and 10 minutes' walk from the mainline station.

Description

The property provides attractive office accommodation over first and second floors with an additional well-fitted out basement area, which provides a kitchen, extra storage, meeting rooms and training areas.

Currently the premises is predominantly open plan with a boardroom/conference room and meeting rooms. There is good natural light throughout the office areas, suspended ceilings, carpeted, double glazed windows, Cat 6 cabling and LED lighting. Additionally, there is air-conditioning and gas central heating. There are separate male and female WCs, shower facilities, and the property benefits from a five-person lift which is accessed at all floor levels. There is a security alarm present.

The second-floor office has a storage area/comms room and a kitchen.

The property has the benefit of 3/4 allocated town centre parking spaces and there is a public car park next to the office on Basbow Lane.

Accommodation

The premises have been measured and the areas calculated as below (approximate only):

First Floor	89.68 sq m	965 sq ft
Second Floor	100.8 sq m	1,085 sq ft
Basement	95 sq m	1,023 sq ft
TOTAL	285.48 sq m	3,073 sq ft

The Gross Internal Area is 4,066 sq ft

Rent & Term

The property is available to let by way of a new FRI lease on terms to be agreed at £60,500 per annum rent (subject to VAT if applicable).

Business Rates

From the Local Rating Authority website, we understand the premises are assessed for business rates as follows:

£48,250 is the Rateable Value

*UBR rate of 0.512 = £24,704 approx. payable

The occupiers are to be responsible for the business rate liability.

EPC

Energy Performance rating – C

Legal Costs

Each party to pay their own legal costs

Viewings:

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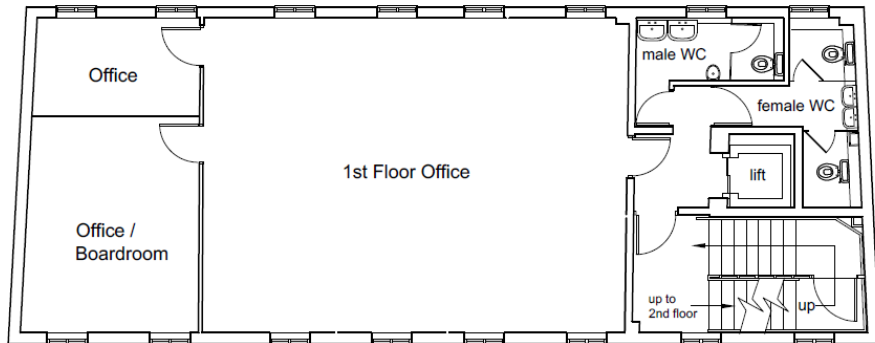
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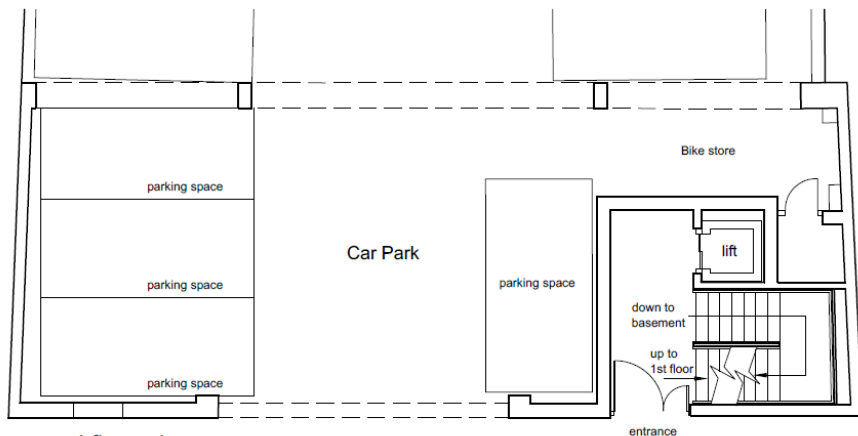
Floor plans not to scale, full plans available by request



second floor plan

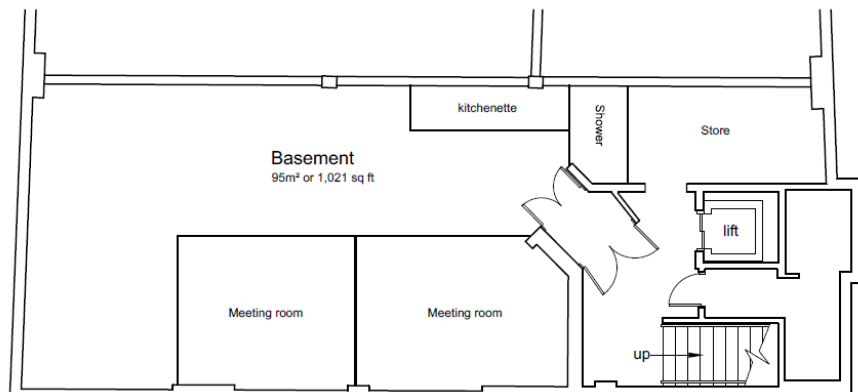


first floor plan



ground floor plan

basbow lane



basement plan

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