

Eastfield Stables, May Walk, Stansted, Essex CM24 8SS

TO LET OR FOR SALE

Rarely Available – New-Build, Barn-Style Property
5,036 sq ft / 468 sq m



- New-build, barn-style property
- Attractive village location
- Lots of outside space
- Suited to a variety of different uses and occupiers
- Generous parking allocation

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

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Location

The property is situated between the villages of Stansted Mountfitchet and Elsenham, which is currently home to approximately 13,000 residents with large developments being constructed by Dandara and Bloor Homes.

The property is located in the Essex countryside but is still only five miles from Bishop's Stortford and Stansted Airport. The Stansted Nature Reserve, which offers over 25 acres of beautiful woodland, is 500 metres from the property.

The building is located on the south side of the 10-acre site which has new-build residential properties to the north. The plan for the site is to create a business hub on the south side with more commercial buildings currently going through planning. These are likely to be small business units.

Description

The two-storey new-build, barn-style property is currently under construction, which means that this is a fantastic opportunity for an occupier or purchaser to have input on the final fixtures and external elements/ boundaries.

There are also plans for another two-storey barn to be built STPP at the rear of the property which can also be available if required. See plan on final page.

Accommodation

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

467 sq m / 5,036 sq ft – Gross Internal Area

We feel that this property would be ideal for a children's day nursery, a wellness hub, gym, spa, office. All E Class Planning occupiers will be considered, subject to planning permission, if required.

Rent & Terms

The property is available on a new fully repairing and insuring lease on terms to be agreed at £125,000 per annum exclusive.

Price

The property is available For Sale Freehold at a quoting price of £1,385,000.

VAT

The VAT position is to be confirmed.

Business Rates

The property has a rateable value of £TBC, equating to rates payable of circa £TBC per annum, assuming a UBR of 51.2p.

Needs to be assessed once completed.

Service Charge

There will be an estate charge applicable of £TBC. This will be subject to change on an annual basis.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

EPC

To be assessed on completion of the build.

Viewings:

Carol Philpott / Louise Campbell MRICS

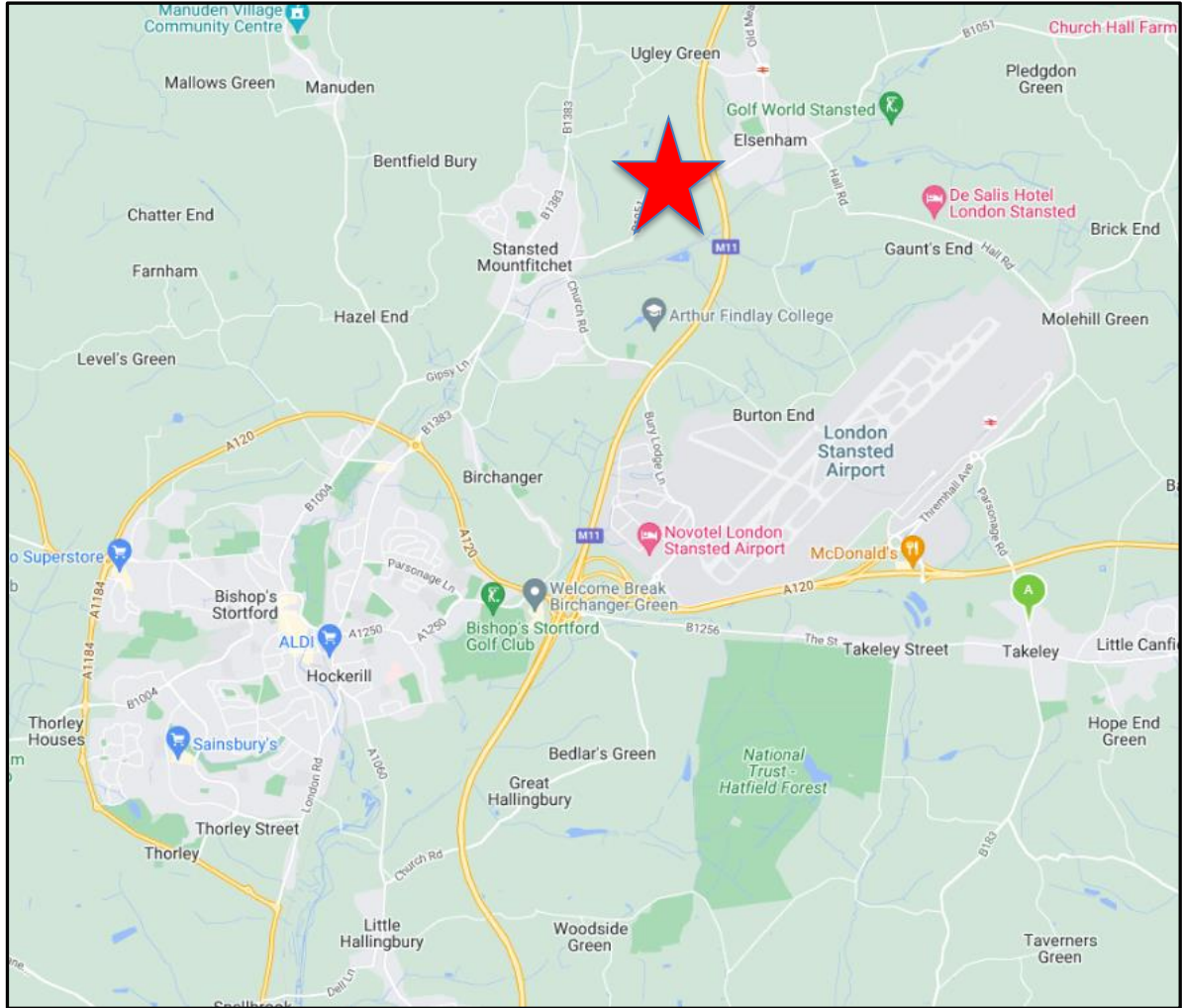
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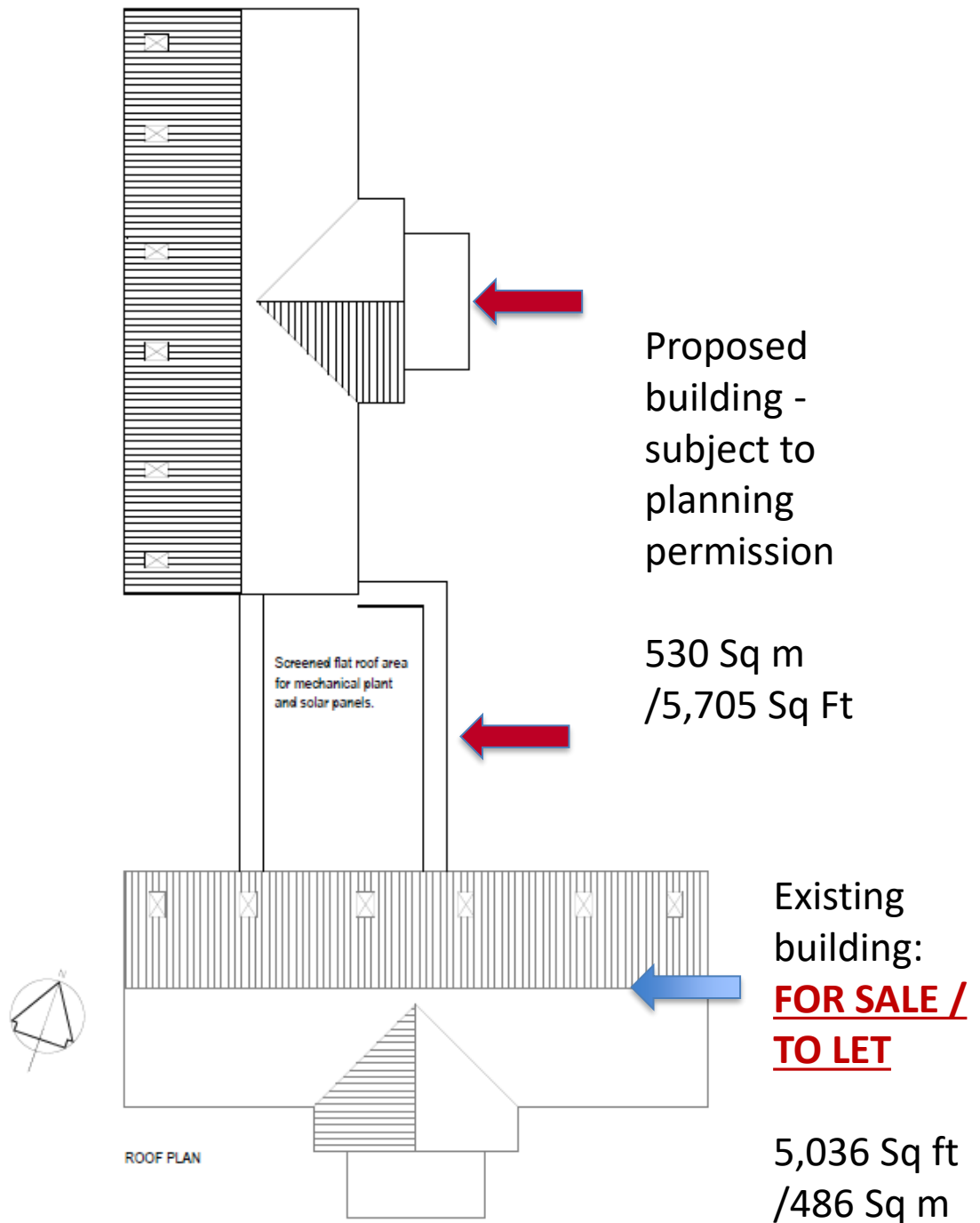
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