



Part 1 of 1st large office - own Entrance



2nd office - own Entrance



Part 2 of 1st large office



Professional entrance hall



Large Office to Let First Floor New Lease

£11,500 PA
Available Immediately

6 month rent free incentive

**Adjacent to
Audley End train station**

**Four car parking spaces
887 sq.ft (82 sq.m)**



SNOW WALKER CHARTERED SURVEYORS
53 HIGH STREET SAFFRON WALDEN ESSEX CB10 1AR

For Client Approval

Signed Dated

SNOW WALKER

SNOW WALKER

01799 521761 www.snow-walker.co.uk

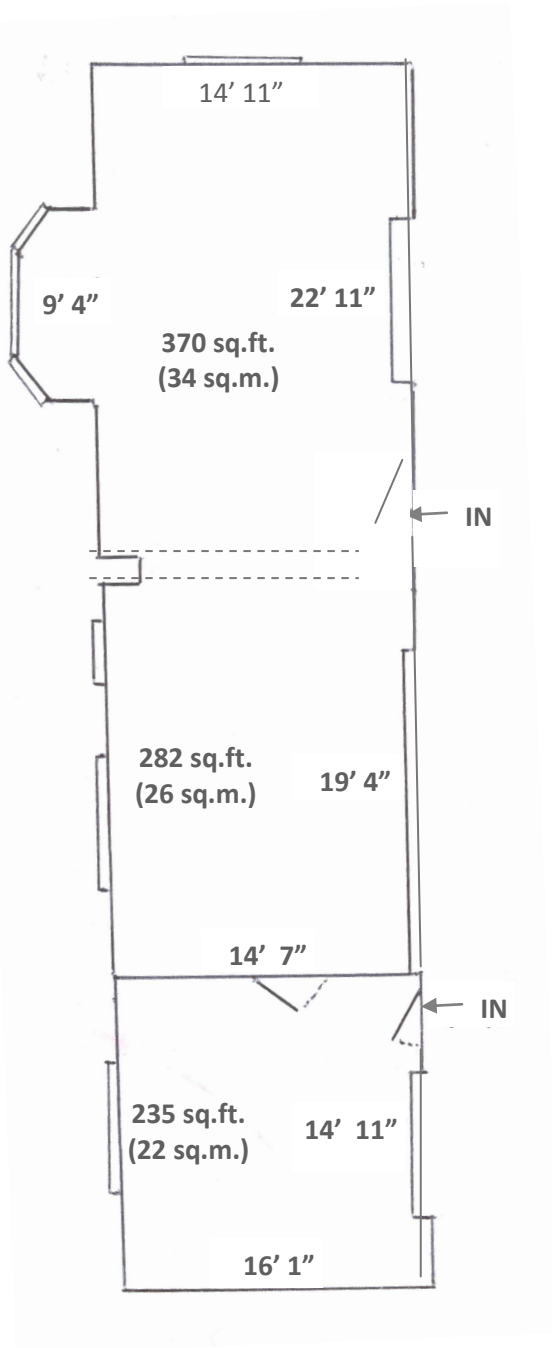
Large bay windows

Open plan

Carpet throughout

Shared bathroom and
kitchen

Four car parking spaces



Note

Services are untested and no warranty is given that they are operable.
Plans are not to scale and are for identification only.
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First Floor Office
Neville House
Station Road
Wendens Ambo
Saffron Walden CB11 4LB

(18/058)

The Premises

Large first floor office suite, adjacent to Audley End train station.
Two rooms with the option of being three with a partition wall.
887sq.ft (82 sq.m)

Location

Located next to the station in a converted quiet Victorian building. Easy travel access to London Liverpool Street, Cambridge and Stansted International Airport. 2 miles from the market town of Saffron Walden and 14 miles from Bishop's Stortford.

Four car parking spaces included.
Additional station parking, bike racks and newsagents/take-away coffee shop.
3 minute walk to a popular public house in Wendens Ambo.

Terms

£11,500 per annum
Three Year Lease - longer will be considered.
Service charge - £5,870 PA which includes central heating, lighting, water and sewage rates, buildings insurance cover, cleaning of common parts.
Shared cloakroom and kitchen.

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

The incoming tenant will be required to provide references and a rent deposit.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any incoming tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Viewing

Via the letting agent, Messrs. Snow Walker, who holds keys.