



SECOND FLOOR OFFICE

1,040 SQ FT (96.62 SQM) APPROX

TO LET

Second Floor
22 The Causeway
Bishop's Stortford
Hertfordshire
CM23 2EJ

- Town Centre Location
- Prominent Building
- Two Parking Spaces
- Majority Open Plan
- Close To Rail Station
- Rateable Value £16,750
- VAT is not charged
- EPC Rating - D

RENT On Application

DISTANCES (All distances approximate)

M11 (J8)	3.2 km (2 miles)
M25 (J27)	24 km (15 miles)
Stansted Airport	8 km (5 miles)
Cambridge	48 km (30 miles)
Mainline Rail Station	Bishop's Stortford

DESCRIPTION

A second floor office suite which is mainly open plan with a partitioned meeting room and kitchen area.

The suite is air conditioned and has Cat II lighting, windows to two elevations, and its own wc facilities.

22 The Causeway is a three storey terraced office building, overlooking both The Causeway and the River Stort. Neighbourhood shopping is available on nearby Hockerill Street, whilst the main town centre is a few minutes away. Bishops Stortford railway station is approximately 5 minutes walk from the office.

TERMS

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

The letting is to be outside the security of tenure provisions of the Landlord and Tenant Act.

A deposit will be required to be held for the duration of the term. Further details available upon request.

SERVICE CHARGE

A service charge is levied towards the upkeep of common areas, heating, fire and alarm protection, building maintenance and buildings insurance, **will be included in the rent**. Electricity is charged by way of a sub meter, plus a contribution towards common areas.

BUSINESS RATES

We understand that the property has a Rateable Value of £16,750.

Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of East Herts District Council (01279 655261) to verify the Business Rates payable.

LEGAL COSTS

Each party is to bear their own legal fees incurred in the transaction.

REFERENCES

Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is **not charged** on sums due.

MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. Further information upon request.

CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>



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