



OPEN PLAN OFFICE SUITE TO LET

986 SQ FT (91.6 SQM) APPROX

First Floor Part, Western House, Cambridge Road, Stansted, Essex CM24 8AG

The office suite is situated at first floor in the rear part of the building, accessed from Chapel Hill. The suite is mainly open plan, with a glass partitioned meeting room.

The suite has its own kitchenette, with male and female toilets and a shower room situated on the first floor landing, shared with other occupiers of the building.

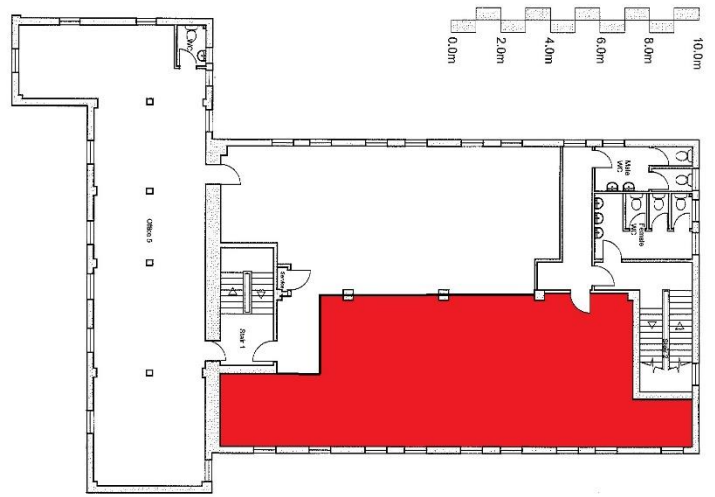
Western House is a prominently located Grade II Listed building in the centre of Stansted Mountfitchett overlooking the junction of Cambridge Road and Chapel Hill. The building comprises a former period house with a three storey modern extension to the rear.

- Grade II Listed Building
- 2 Car Parking Spaces
- Air Conditioned
- Prominent Building
- Kitchenette
- First Floor Suite
- Rateable Value - Office Suite £11,000
- Rateable Value - Car Park £400
- VAT is not charged
- EPC - D

RENT £15,750 per annum exclusive

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TERMS

The suite is available by way of a new full repairing and insuring lease for a minimum term of 3 years. The landlord is open to discussion.

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

SERVICE CHARGE

A service charge is levied towards the upkeep of common estate areas including heating, building maintenance, heating system maintenance, air-conditioning maintenance, estate management and common area upkeep. Heating for the suite is also included. Currently approximately £5,000 per annum.

Buildings insurance is charged separately, currently £750 per annum.

BUSINESS RATES

We understand that the property has a Rateable Value of £11,000 for the office suite and £400 for the car park.

Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of Uttlesford District Council (01799 510510) to verify the Business Rates payable.

AGENTS NOTE

Additional parking is available in the municipal car park at Crafton Green - contact Uttlesford District Council for further details.

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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