



EDGE OF TOWN OFFICES TO LET

1,007 SQ FT (93.55 SQM) APPROX

1 & 2, Thorley Hall Stables, Thorley, Bishop`s Stortford, Hertfordshire, CM23 4BE

Thorley Hall Stables is a small development of offices located off Church Lane adjacent to St James The Great Church and St Barnabas Centre, in a courtyard formation.

1&2 Thorley Lane Stables is L shaped and divided into three offices, reception and meeting room/store. Staff facilities are situated at one end of the single storey building. Parking for 4 vehicles is located in the courtyard opposite the office.

- 4 Parking Spaces
- Exposed Beams
- Electric Heating
- 3 Rooms
- Reception
- Cat II Lighting
- Rateable Value £23,000
- VAT is charged
- EPC Rating - D



RENT

£15,250 per annum exclusive

TERMS

The property is available by way of a full repairing and insuring lease for 6 years, subject to a rent review after 3 years. A tenant's option to break will be granted at the end of the third year if required.

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 estate management and common area upkeep, currently £300 per annum. Buildings insurance is charged separately, approximately £431 per annum.

BUSINESS RATES

We understand that the property has a Rateable Value of £23,000. 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.

AGENTS NOTE

The adjacent barn, to which the property is attached, is Grade II* Listed and this building falls within its curtilage.

LEGAL COSTS

The tenant is to make a contribution of £500 + VAT (£600) towards the landlord's legal fees. This sum is to be deposited with solicitors prior to legal documentation being issued.

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 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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