



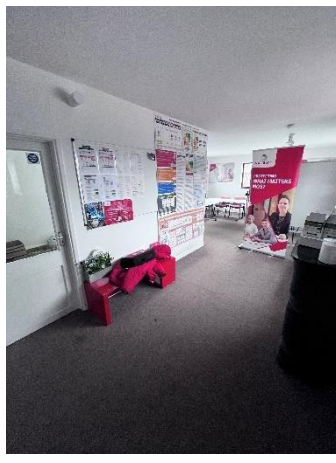
ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Wenden Court, Station Road, Wendens Ambo,
Saffron Walden, CB11 4LB

Business Unit To Let



- Business Unit
- Adjacent to Audley End Station
- Allocated Car Parking Spaces
- Ideal for Office Space or Storage
- 626 Sq Ft (58.16 Sq M)



Location

Located in the village of Wendens Ambo, which is two miles south west of Saffron Walden. Wendens Ambo is served by Audley End Station which provides a regular service to London's Liverpool Street in approximately 55 minutes and Cambridge in approximately 20 minutes. By road the M11 can be accessed at junction 8 Bishop's Stortford and junction 9 Duxford. Stansted Airport is within 15 miles.

Description

The property comprises a two-story L-shaped building set in adjacent to the train station.

Internally, the first floor provides a well-proportioned office, two office pods and one large meeting room. The property also benefits from a shared kitchen area and WC on the first floor.

Adjacent to the property there are car parking spaces allocated to the unit.

Accommodation

In accordance with the RICS Code of Measuring Practice (6th Edition) we calculate the net internal area follows:

Accommodation	Sq ft	Sq M
Total	626	58.16

VAT

The property is not elected for VAT.

Legal Costs

Both parties to be responsible for their own legal costs incurred in any transaction.

Business Rates

The Rateable Value is £6,100 and the current rate in the pound for 2022/2023 is 49.9p.

Terms

The property is available by way of a new lease for a term of years to be agreed at a rent of £9,000 per annum exclusive.

The unit is available for lease either in its entirety, including the ground floor, or as an individual section being the first floor.

EPC Rating

An EPC is available upon request.

Viewing and Further Information

Viewing strictly by appointment with the sole agents:

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