

TO LET Self-Contained Office Suite

2nd floor 3 Ducketts Wharf, South Street, Bishops Stortford CM23 3AR



- Town Centre Location
- Self-Contained Office Suite
- 662 sq ft (NIA)

- Kitchenette
- 2 Partitioned Meeting Rooms
- 3 External Car Parking Spaces

LOCATION

Ducketts Wharf is a courtyard office development located on South Street in the Town Centre of Bishops Stortford. It's a short walk from the train station which offers direct trains to Liverpool Street (35 minutes) and Tottenham Hale (24 minutes) where you can access the Victoria Line. The property has easy access to the M11 via Junction 8 and is 6.5 miles from Stansted Airport.



DESCRIPTION

The self-contained suite is arranged on the 2nd floor. It comprises of open plan space with 2 partitioned meeting rooms, kitchenette, WC with WHB, suspended ceilings and laminate flooring. The suite benefits from 3 external parking spaces.

ACCOMMODATION

We have measured the property on net internal basis and calculated the following areas:

Area	SQM	SQFT
2nd Floor	61.5	662

RATEABLE VALUE

Interest parties are advised to confirm this with the local authority.

PLANNING

Use Class E.

VAT

The property is elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

C (56).

QUOTING RENT

£22,000 (£33.5 per sq ft) per annum inclusive of service charge.

TENURE

New lease available direct from the landlord.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in any transaction.

VIEWING

Strictly through the sole selling agents.



To arrange a viewing please contact:



Zak Los

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07714 846 629

ANTI-MONEY LAUNDERING (AML) PROCESS

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