

TO LET

Ground Floor Serviced Office Suites
from 276 sq. ft. – 417 sq. ft.

Easy In / Easy Out Terms
Onsite Car Parking
Fibre Broadband Available



NP NICHOLAS
PERCIVAL
COMMERCIAL

Suites 52, 55 & 57

Unit 5, Stansted Courtyard, Parsonage Road, Takeley CM22 6PU

from £690_{pcm} plus VAT
£8,280_{pa} plus VAT

Location Stansted Courtyard is situated off the A120, approximately half way between Bishops Stortford and Great Dunmow. London is approximately 35 miles to the south and Cambridge 35 miles to the North. The A1 and M25 can be accessed from the M11, approximately 3.5 miles to the west. The Stansted Airport terminal is a 5 minute drive.

Description Stansted Courtyard is a development of business units, located within landscaped grounds with gated access, in a secure functional environment. 5 Stansted Courtyard is a single storey office building, which has been sub-divided to provide bright, modern, individual air-conditioned rooms, with shared staff facilities.

Accommodation	Size (Sq. Ft.)	Rateable Value	Rent (pcm)	Rent (per annum)
Suite 52	276	£7,000	£690 plus VAT	£8,280 plus VAT
Suite 55	417	£9,600	£1,050 plus VAT	£12,600 plus VAT
Suite 57	287	£6,400	£720 plus VAT	£8,640 plus VAT

Included in the rent there will be two allocated car parking spaces for each suite, Visitor / Overflow car parking is available.

Unit 4b at Stansted Courtyard is also available To Let, comprising 1,289 sq. ft. first floor office space.

Rent

Inclusive of water rates, heating, power, lighting, buildings insurance, refuse collection, communal area cleaning, and building maintenance. Fibre Broadband is available at an additional cost of £40 plus VAT pcm.

Business Rates

The occupiers are to be responsible for the business rate liability, however as the Rateable Value is less than £12,000 occupiers can apply for full small business rate relief.

Terms

Available to let on a six monthly initial Licence, with 4 weeks prior written notice to vacate the premises following the initial six months. Rent is payable monthly in advance by Standing Order with a sum equivalent to two months rent to be collected prior to occupation to be held for the duration as a rent deposit.

Agents Notes

In accordance with the Estate Agents Act 1979 we inform all interested parties that a member of staff from Nicholas Percival has an interest in Rosper Estates Limited, developers of this scheme.

Viewing

Strictly by prior appointment with Nicholas Percival Ltd.

Tel: 01206 563222 Email: info@nicholaspercival.co.uk

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All prices and rentals quoted are exclusive of VAT (if applicable)

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