



## Third Floor Innovation House

97 London Road, Bishop's Stortford, CM23 3GW

**\*Up to 6 months rent free  
subject to conditions\*  
Prominent high quality  
office suite in the centre of  
Bishops Stortford available.**

**1,921 sq ft**  
(178.47 sq m)

- Top floor with far reaching views
- Air conditioning
- Car parking
- Close to town centre and railway station

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# Third Floor Innovation House, 97 London Road, Bishop's Stortford, CM23 3GW

## Summary

<b>Available Size</b>	1,921 sq ft
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
3rd - Office	1,921	178.47
<b>Total</b>	<b>1,921</b>	<b>178.47</b>

## Description

The suite forms part of Innovation House, a high quality office building prominently located on London Road.

The subject suite comprises an open plan office with excellent natural daylight within which there are 4 private offices and a further store although this can be adapted.

The property benefits from raised floors, LED lighting and air conditioning.

In addition, there is share break out space providing kitchen facilities, a dining area and soft seating.

Externally 2 car parking spaces are provided there being additional space at the railway station or public car parks close by.

## Location

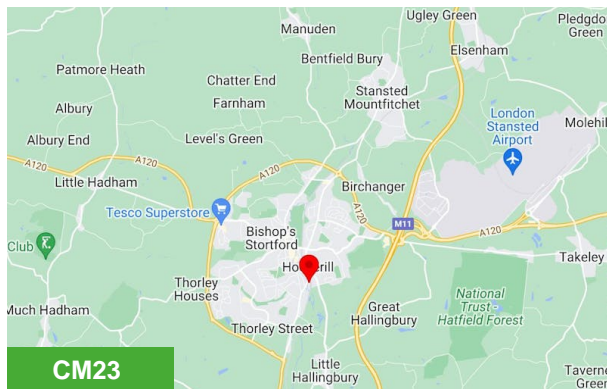
Innovation House is situated just to the south east of Bishop's Stortford town centre. It forms part of a major development which includes the adjacent Tees House which is fully occupied by regional solicitors Tees. Bishop's Stortford is an attractive market town which offers a wide range of national and local retailers, service providers and eateries.

Bishop's Stortford station serves London's Liverpool Street via Tottenham Hale (Victoria Line) to the South and Stansted Airport and Cambridge to the North.

Road links are excellent via the M11 serving Cambridge to the North and North East London to the south intersecting with the M25 at Junction 27. East west routes, including access to Stansted Airport, are available via the A120.

## Terms

This property is available to rent on a new fully repairing and insuring lease for a term of years to be agreed.

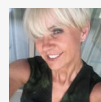


## Viewing & Further Information



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### IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

### MISREPRESENTATION CLAUSE

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