



GROUND FLOOR OFFICE SUITE

907 SQ FT (84.26 SQM)

UNDER OFFER

- Close to Station
- 2 Parking Spaces
- Open Plan
- Air-Conditioned

RENT £13,000 per annum exclusive

VIEWING Strictly by Appointment

Tel: 01279 755900

Ground Floor
3 The Exchange Station Road
Stansted
Essex
CM24 8BE

Mullucks
PART OF HUNTERS

E: mullucks@mullucks.co.uk

The Guild House
Water Lane
Bishop's Stortford
Herts, CM23 2JZ

DISTANCES (All distances approximate)

M11 (J8)	5 km (3 miles)
Bishop`s Stortford	8 km (5 miles)
Stansted Airport	8 km (5 miles)
Mainline Rail Station	Stansted

DESCRIPTION

The Exchange is a small development of offices situated adjacent to Stansted rail station. Other occupiers in the development include solicitors and landscape architects.

Unit 3 is mid-terrace and provides self-contained offices at ground and first floors.

The ground floor suite is open plan with a kitchenette and single WC positioned towards the rear. A small store/server cupboard is positioned off the kitchenette.

Office	11.36m x 7.68m (max)
Kitchenette	3.09m x 2.00m

FEATURES

- Close to Station
- 2 Parking Spaces
- Open Plan
- Air-Conditioned
- Raised Floors
- Cat 2 Lighting
- EPC Rating - D-89

TERMS

Available to let on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

A service charge is levied towards the upkeep of the building and common estate areas. Building insurance is separately charged.

LEGAL COSTS

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

BUSINESS RATES

We understand that the property has a Rateable Value of £11,750. Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of Uttlesford District Council on 01799 510510 to verify the Business Rates payable.

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 rent, etc.

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.



KW/COM.4124.01.19

Mullucks have offices in Bishop's Stortford, Saffron Walden and Epping covering a wide area of Essex, Hertfordshire and the Cambs/Suffolk borders.

Important Notice: All descriptions, dimensions, reference to condition and necessary permissions for use, occupation and other details are given without responsibility and any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk.

OS Licence No 100005829. Reproduced from the Ordnance Survey Map with the permission of the Controller of Her Majesty's Office. Crown Copyright.