



## GROUND FLOOR OFFICE TOWN CENTRE LOCATION

633 SQ FT (58.81 SQM)

# TO LET

- Gated Development
- 3 Car Parking Spaces Included
- Open Plan
- Intercom Phone Access
- Kitchenette

**RENT £12,000 per annum**

**VIEWING Strictly by Appointment**  
**Tel: 01279 755900**

Ground Floor  
3 Ducketts Wharf  
South Street  
Bishop's Stortford  
Hertfordshire  
CM23 3AR



**MullucksWells**  
[www.mullucks.co.uk](http://www.mullucks.co.uk)

E: [mullucks@mullucks.co.uk](mailto:mullucks@mullucks.co.uk)

The Guild House  
Water Lane  
Bishops Stortford  
Herts, CM23 2JZ

### DISTANCES (All distances approximate)

M11 (J8)	3.2 km (2 miles)
M25 (J27)	24 km (15 miles)
Stansted Airport	8 km (5 miles)
Cambridge	48 km (30 miles)
Mainline Rail Station	Bishop's Stortford

### DESCRIPTION

Ducketts Wharf is a gated courtyard office development located to the south of Bishop's Stortford Town Centre. The offices have good pedestrian links to public transport and retail facilities.

The office is positioned at ground floor, fronting onto South Street and is open plan. 3 car parking spaces are located within the rear courtyard, which can be directly accessed from the office.

The WC facilities are located at ground and second floors and shared with the other occupiers of the building.

### FEATURES

- Gated Development
- 3 Car Parking Spaces Included
- Open Plan
- Intercom Phone Access
- Kitchenette
- Category II Lighting
- Town Centre Location
- EPC - C 55

### TERMS

The property is available on a new full repairing and insuring lease for a minimum term of 3 years. The letting will be outside of the Security of Tenure provisions of the Landlord & Tenant Act.

### SERVICE CHARGE

A service charge is levied towards the upkeep of common parts, buildings maintenance, the shared heating system, gas and buildings insurance. Currently approximately £3,000 p.a.

Electricity is separately metered and charged.

### BUSINESS RATES

We understand that the property has a Rateable Value of £13,250. The Uniform Business Rate Multiplier for 2017/2018 is 0.479

Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of East Herts District Council - 01279 65261 to verify the Business Rates payable.

### LEGAL COSTS

Each party is to bear their own legal fees incurred in the transaction.

### 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 that VAT is payable.



KW/COM.3902.02.17

Mullucks Wells have offices in Bishop's Stortford, Saffron Walden, Great Dunmow and Epping covering a wide area of Essex, Hertfordshire and the Cambs/Suffolk borders. We are also complemented by our London office in Mayfair.

**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](http://www.commercialleasecode.co.uk).

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