



GROUND FLOOR OFFICES*

3,105 SQ FT (288.45 SQM)

TO LET

- D1 Planning Consent
- Large Partitioned Offices
- Prominent Building
- Air-Conditioned

RENT £58,500 per annum exclusive

VIEWING Strictly by Appointment
Tel: 01279 755900

Ground Floor North
Charringtons House
The Causeway
Bishop's Stortford
Hertfordshire
CM23 2ER



MullucksWells
www.mullucks.co.uk

E: 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	24 km (15 miles)
Cambridge	48 km (30 miles)
Mainline Rail Station	Bishop's Stortford

DESCRIPTION

Charringtons House is a prominent, centrally located multi-tenanted office building.

Currently available is a ground floor suite offering a mixture of open plan and private rooms. The offices are accessed via a shared lobby and a secondary entrance gives access to the shared staff facilities.

Ground Floor North 288.43 sqm (3,105 sq ft) NIA

ADDITIONAL FEATURES

- Cat II Lighting
- B1 Office Use (STTP)
- EPC - D 89

TERMS

Available by way of assignment of the existing lease, expiring 1st May 2018.

Other terms may be available, call for further information.

SERVICE CHARGE

A service charge is levied towards the upkeep of building repairs and maintenance, common part repair and decoration and communal services.

AGENTS NOTE

*The suite currently has a D1 (Non-Residential Institution) Consent. Change of use to B1 Offices will be required.

BUSINESS RATES

We understand that the property has a Rateable Value of £35,500. The Uniform Business Rate Multiplier for the year 2015/2016 is 0.493, giving a rates payable of £17,501.50.

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 655261 to verify the Business Rates payable.

LEGAL COSTS

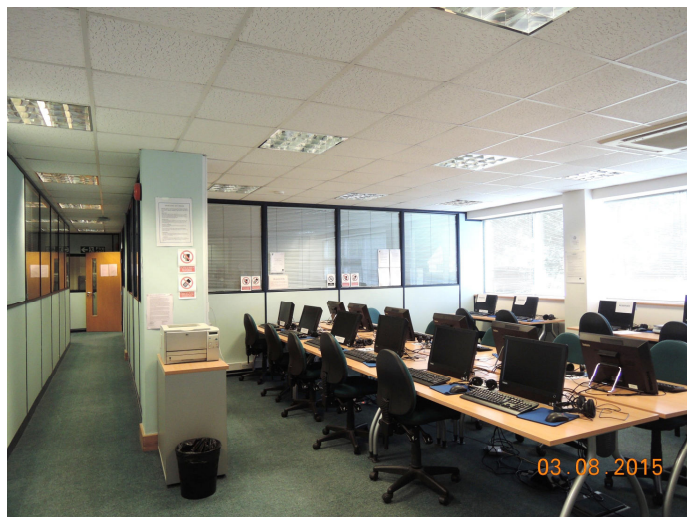
Each party is to bear their own legal fees incurred in the transaction.

REFERENCES

Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £50 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 on sums due.



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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.commercialeasecode.co.uk.

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