



OFFICES IN GRADE II LISTED BUILDING TO LET

104-279 SQ FT APPROX

The Old Forge Audley End Business Centre, London Road,
Wendens Ambo, Saffron Walden, Essex, CB11 4JL

The Old Forge, located at the Audley End Business Centre, is a period building which has been refurbished and extended and now provides serviced offices in landscaped grounds.

- Flexible Lease Terms
- Car Parking
- Walking Distance From Audley End Station
- VAT is not charged
- EPC Rating - E



BUSINESS RATES

All rooms are eligible for 100% Small Business Rate Relief. Should an occupier not qualify for this, or should regulations change, then business rates will be payable by the occupier.

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 **not charged** on sums due.

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.

CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>

Floor	Room	Room Size (Sq Ft)	Rent (pcm)
Ground	6	143	£520*
Ground	9	257	£895
First	11	104	£380
First	14	279	£895

*Available Soon

TERMS

Three months initial licence, renewable thereafter. Three months notice is required prior to vacation of the suite.

Licence fees are billed monthly in advance with a sum equivalent to one month's rent being collected prior to occupation, to be held as a deposit for the duration of the occupancy.

Rent is payable monthly by standing order on the first of the month. VAT is not charged on rent.

Included in the rent: Heat, Power and Light
Building's Insurance
Water Rates

Broadband and telephone connections are available via the landlord at an additional cost further information available upon request.

All descriptions, dimensions, references to condition and necessary permissions for use, occupation and other details contained herein are for general guidance only and prospective purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Mullucks employees or representatives do not have any authority to make or give any representation or warranty or enter into any contract in relation to the property.

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