



Wills

The Tithe Barn, Thorley Hall Farm, Bishops Stortford,  
Hertfordshire, CM23 4BE



## DETACHED HIGH QUALITY OFFICE BUILDING

2,862 SQ FT (265.88 SqM)

**£45,000 per annum exclusive**

- Grade II Listed Barn
- 22 Car Parking Spaces
- Air-Conditioned
- Majority Open Plan
- Private Meeting Rooms
- Accessible Semi-Rural Location
- Shower Room
- Rateable Value £71,500
- VAT is charged
- EPC Rating B

A Grade II Listed Barn, converted in 2007, the Tithe Barn provides modern accommodation over three floors, whilst retaining the character of the building.

The upper floors are galleried overlooking the lower floors and provide bright open plan accommodation. The ground floor has been divided to provide reception, staff facilities - including a kitchenette and shower room - large open plan office and private meeting rooms. The barn is situated in a rural setting but benefits from being only two miles from Bishops Stortford Town Centre.

Parking for up to 22 vehicles is located adjacent to the barn.

Ground Floor	141.3 sqm	1,521 sq ft
First Floor	108.04 sqm	1,163 sq ft
Second Floor	16.53 sqm	178 sq ft
	<b>265.88 sqm</b>	<b>2,862 sq ft</b>

Measurements quoted are net internal area.

The Barn has been finished to a high specification to include a mixture of floor finishes (tile, wood and carpet), Cat 5 Cabling, predominantly LED lighting, and a combined heating and cooling system.

### AGENT'S NOTE

The property is available from December 2025.





## TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed. The letting is to be Outside of the Security of Tenure provisions of the Landlord & Tenant Act. A deposit will be required to be held for the duration of the term. Further details available upon request.

## SERVICE CHARGE & BUILDINGS INSURANCE

A service charge is levied towards estate management and common area upkeep – currently £1,320 per annum.

Buildings insurance is separately charged – currently £1,500 per annum.

## BUSINESS RATES

We understand that the property has a current Rateable Value of £71,500. The Rateable Value effective from April 2026 will be £92,000. Please note that this is not what you would pay. Prospective occupiers should make their own enquiries of East Herts District Council - 01799 655261 to verify the Business Rates payable.



## LEGAL COSTS

The tenant is to make a contribution towards the landlord's legal fees. This sum is to be agreed and deposited with solicitors prior to legal documentation being issued.

## 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 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/>



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