

Office

To Let



Skye House, Great Chesterford Court, Great Chesterford, Saffron
Walden
CB10 1PF



Skye House, Great Chesterford Court

Great Chesterford, Saffron Walden, CB10 1PF



Agreement

To Let



Detail

Office



Rent

£18,000 pax



Size

87.73sq m (944sq ft)



Location

Saffron Walden, CB10 1PF



Property ID

#FILENO/2026F

For Viewing & All Other Enquiries Please Contact:



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MSc MRICS

Director

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Guy Cubitt

Surveyor

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Property

The property comprises a refurbished, self-contained office building with accommodation over ground, first and second floors. The property benefits from the following features:

- New air conditioning to ground and first floors
- Refurbished WCs and kitchenette
New carpets and redecoration throughout
Flexible car parking provision
Low rateable value

- Self-contained office accommodation with

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground floor	39.8	428
First Floor	38.14	410
Second Floor	9.79	105
Total GIA	87.73	944

Energy Performance Certificate

Rating: To be assessed

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for offices falliig within classE(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Uttlesford Council
Description: Office and Premises
Rateable value: £8,800

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates – GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new effective Full Repairing and Insuring lease, for a term to be agreed.

Rent

£18,000 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Skye House is situated within Great Chesterford Court, a well-established business park in Great Chesterford, approximately 3 miles north of Saffron Walden and 14 miles south of Cambridge. The property benefits from excellent road communications, being located close to Junction 9 of the M11 motorway, providing convenient access to Cambridge, Stansted Airport and the M25 corridor.

Great Chesterford railway station is within walking distance of the property and provides regular direct services to Cambridge and London Liverpool Street, with journey times from approximately 15 minutes to Cambridge and just over 1 hour to London.

A range of local amenities are available nearby within Great Chesterford village, including cafés, pubs, a convenience store and other day-to-day facilities, with the wider retail and leisure offering of Saffron Walden located a short drive away.





