

7 & 8 Ducketts Wharf, Bishop's Stortford, Herts CM23 3AR

FREEHOLD OFFICE BUILDING **FOR SALE**

Approximately 3,900 sq ft over 3 floors with 15 parking spaces



- Town centre location
- Generous parking allocation
- Prime location overlooking the River Stort in an affluent market town
- The office is available with Vacant Possession

Coke Gearing
consulting

Chartered Surveyors

www.cokegearing.co.uk



Location

The property is within a courtyard office development on the banks of the River Stort, close to Bishop's Stortford town centre and train station. The property has easy access to Junction 8 of the M11 and Stansted Airport and is a 3-minute walk from the mainline railway station with London Liverpool Street being 40 minutes to the south and Cambridge 40 minutes to the north.

Description

Ducketts Wharf comprises a 1980s/early 1990s scheme of thirteen office buildings arranged in terraces around a central courtyard with frontage to the River Stort at the rear and to South Street at the front.

The property is end-terrace and arranged over three floors with fifteen car-parking spaces in the private gated courtyard. The accommodation provides open plan office space, one board room, and three meeting rooms and also benefits from three access doors on the ground floor.

The building is air-conditioned with gas central heating, has good natural light and has kitchen and WC facilities.

Accommodation (approximate only)

The premises have been measured and the areas calculated in accordance with the International Property Measurements Standards for Offices – IPMS 3 as defined.

Total:	360.04 sq m	3,900 sq ft
Ground Floor:	123.96 sq m	1,335 sq ft
First Floor:	117.71 sq m	1,268 sq ft
Second Floor:	120.38 sq m	1,297 sq ft

Terms The property is available for sale - Freehold with Vacant Possession.

Price

£985,000 + VAT

In accordance with Anti Money Laundering Regulations, the purchaser will be required to provide proof of identity and address to the agents prior to solicitors being instructed.

Business Rates

From the Local Rating Authority website, we understand the premises are assessed for rates as follows:-

Rateable Value £60,000

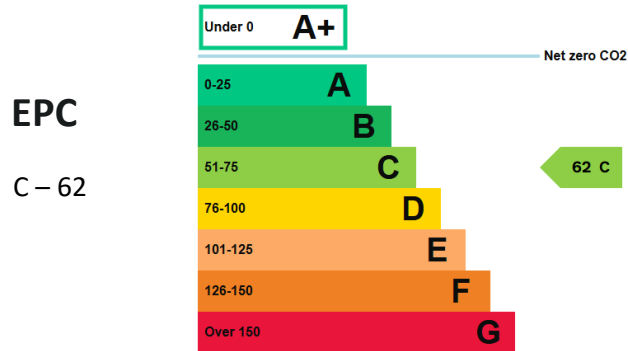
Rates Payable (2024/2025)* £32,760

*Based on Standard UBR rate of 0.546

Interested parties should satisfy themselves as to the business rates payable by making their own enquiries with the East Herts Business Rates team and the Valuation Office.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

SERVICE CHARGE

There is a service yard to the rear providing car parking and some communal landscaping; the costs of maintaining these are shared between the various freeholders by way of a service charge. Please contact the agent for further details.

DUCKETTS WHARF ESTATE – CAR PARK ALLOCATIONS



For further information or viewings please contact:

COKE GEARING CONSULTING

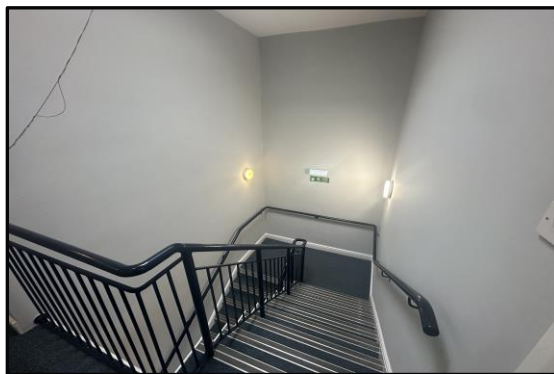
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