

**Second Floor, 22 The Causeway, Bishop's
Stortford, Herts CM23 2EJ**

OFFICE TO LET

**Second floor office to let in central location
1,048 sq ft / 97.4 sq m**



- **Attractive location**
- **Prestigious town centre building**
- **5 minutes' walk to Bishop's Stortford train station**
- **Good access to M11, M25 & A120**

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk



Location

This property is situated in the outskirts of the main town centre, with a number of shops and offices close by offering different services. This property has the benefit of main road frontage onto The Causeway and is adjacent to the River Stort. Bishop's Stortford station is within easy walking distance and there is public car parking nearby. This office benefits from easy access to M11 Motorway Junction 8, which provides access to both Cambridge and London.

Description

The property, which is situated on the second floor, offers an open plan layout with a meeting room and kitchen within the area. The office benefits from its own WC. This office is accessed via a central staircase, leading to the second floor. Within the office the premises benefits from air-conditioning and very good natural light.

Accommodation (approximate only)

Total 97.39 sq m 1,048 sq ft

Terms

The premises are available on a new lease on terms to be agreed. Please contact the agent for further details.

Rent

£18,750 per annum exclusive.

VAT

All figures quoted are subject to VAT at the prevailing rate, if applicable.

Business Rates

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

Rateable Value £13,000

Please Note: Occupiers could receive up to 100% small business rate relief.

Interested parties should satisfy themselves as to the rateable value and business rate payable by making their own enquires with East Herts Business Rates Team and the Valuation Office.

EPC

D-85

Legal Costs

Each party to pay their own legal costs.

Service Charge

There is a service charge in place for the maintenance of the external areas and the common parts. Please contact the Agent for further details.

Viewings via Sole Agents, Coke Gearing Consulting

For further information please contact:

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