

Coke Gearing

consulting

Chartered Surveyors

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

FREEHOLD OFFICE BUILDING

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



For Sale

LOCATION

Ducketts Wharf is a prime riverside development located on South Street in the heart of Bishop's Stortford. Positioned on the banks of the River Stort, it offers an attractive and tranquil setting while remaining just a short walk from the town centre and mainline railway station.

The location benefits from excellent transport connections, with Bishop's Stortford station only a few minutes away, providing direct services to London Liverpool Street and Cambridge in approximately 40 minutes.

By road, the property is conveniently close to the M11 (Junction 8), offering easy access to London, Cambridge, and Stansted Airport, which is just a short drive away.

Overall, Ducketts Wharf combines a central, well-connected position with a pleasant waterfront environment, making it an ideal location for both business and professional use.

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 OPPORTUNITY

The property would be suitable for an owner occupier.

The current office market is seeing a demand for serviced office space on flexible terms. This property would be ideal for someone looking to set up a serviced office centre as the floors could be easily partitioned to provide self contained suites.

PRICE

£899,999 + VAT

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.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE (EPC)

C - 62

USE CLASS

Under the Town and Country Planning (Use Classes) Order 1987 (as amended), the property falls within Class E (Commercial, Business & Service).

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

ANTI MONEY LAUNDERING

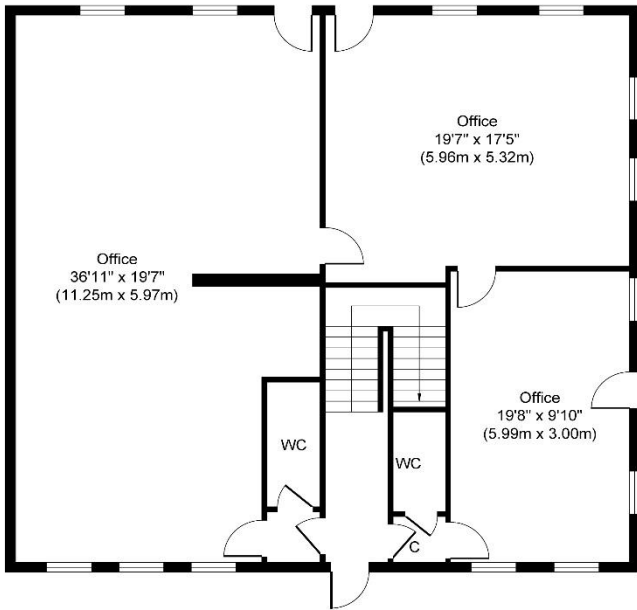
In accordance with the latest Anti-Money Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

ACCOMMODATION

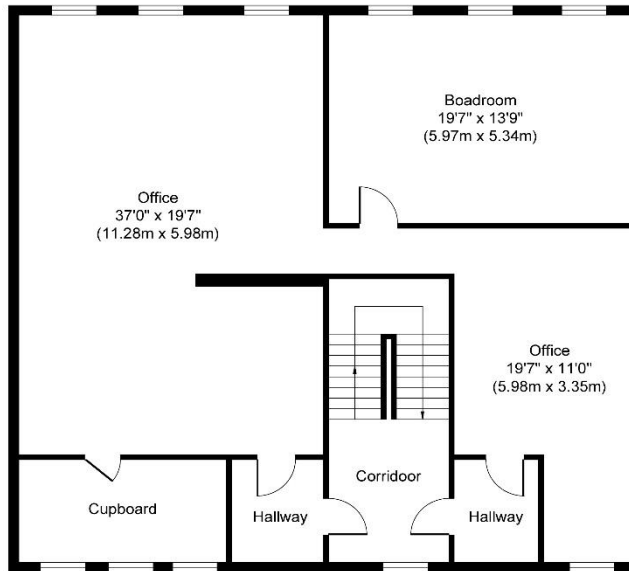
Accommodation	Sq ft (approx.)	Sq m (approx.)
Ground Floor	1,335	124
First Floor	1,268	118
Second Floor	1,297	120
	3,900	360

Floor areas stated are Net Internal Area (NIA) and are approximate. Interested parties should verify all measurements independently

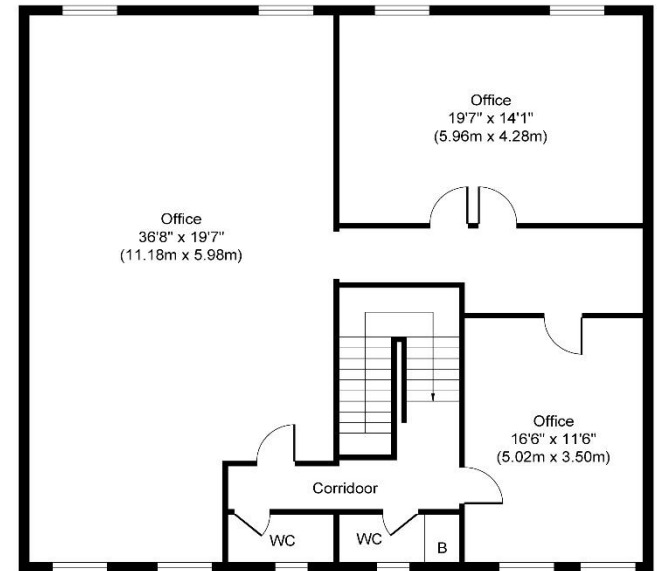




Ground Floor
 Approximate Floor Area
 1464 sq. ft
 (135.97 sq. m)



First Floor
 Approximate Floor Area
 1464 sq. ft
 (135.97 sq. m)



Second Floor
 Approximate Floor Area
 1454 sq. ft
 (135.11 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Details prepared on 30/04/26