



## OFFICE IN ATTRACTIVE MANSION HOUSE

300 SQ FT (28.14 SQM)

# TO LET

- Grade II Listed
- 1 Parking Space
- Period Features Retained

**RENT £6,000 per annum**

**VIEWING Strictly by Appointment**  
**Tel: 01279 755900**

Twyford House  
Pig Lane  
Bishop's Stortford  
Hertfordshire  
CM22 7PA

**Mullucks**  
PART OF HUNTERS

E: [mullucks@mullucks.co.uk](mailto:mullucks@mullucks.co.uk)

The Guild House  
Water Lane  
Bishop's Stortford  
Herts. CM23 2JZ

**DISTANCES** (All distances approximate)

|                   |                   |          |
|-------------------|-------------------|----------|
| M11 (J8)          | 3.2km             | 2 miles  |
| M25 (J27)         | 24km              | 15 miles |
| Stansted Airport  | 8km               | 5 miles  |
| Cambridge Station | 48km              | 30 miles |
|                   | Bishops Stortford |          |

**DESCRIPTION**

Twyford House is an attractive Grade II Listed mansion house which has been converted to provide ground floor offices, with the upper parts remaining as residential accommodation. To the front are gardens and forecourt parking. Additional car parking may be found in the car park across the road. A shared drive leads to further residences to the rear.

The ground floor offices have been refurbished and a single office is available to let.

Access is via a shared reception hall. The office is to the front of the building and has high ceilings and good natural light. Staff facilities are shared with the other occupiers, and are to the left of reception.

Front Office 5.2m x 4.88m min, and  
1.86m x 1.3m

Furniture is available if required.

EPC - D Band

**TERMS**

The property is available to let on a new lease for a term of 5 years, with a mutual option to break the lease at the end of the third year.

A deposit equivalent to 3 months rent is to be held for the duration of the term.

The letting is to be outside the security of tenure provisions of the Landlord and Tenant Act.

**SERVICE CHARGE**

A service charge is levied towards common costs, including:

Heat, Power & Light

Business Rates

Water & Drainage

Fire & Security System Maintenance

Cleaning & Supplies

Buildings Insurance

Building and Common Area Upkeep and Maintenance

Grounds Maintenance

Tenants will be responsible for their own telecoms and contents insurance.

**LEGAL COSTS**

The tenant is to make a contribution of £500 + VAT (£600) towards the landlord's legal fees. This sum is to be 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 payable 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.



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Mullucks have offices in Bishop's Stortford, Saffron Walden and Epping covering a wide area of Essex, Hertfordshire and the Cambs/Suffolk borders.

**Important Notice:** All descriptions, dimensions, reference to condition and necessary permissions for use, occupation and other details are given without responsibility and any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk).

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