

TO LET

Ground Floor Office Suite from 179 sq. ft.

Easy In / Easy Out Terms
Excellent Access to A120 & M11
Onsite Car Parking
Fibre Broadband Available

Suite 3
The Old Farmhouse
Stansted Courtyard
Parsonage Road
Takeley
CM22 6PU



RENT

£418pcm
plus VAT

NP NICHOLAS
PERCIVAL
COMMERCIAL

Location

Stansted Courtyard is situated off the A120, approximately half way between Bishops Stortford and Great Dunmow. London is approximately 35 miles to the south and Cambridge 35 miles to the North. The A1 and M25 can be accessed from the M11, approximately 3.5 miles to the west. The Stansted Airport terminal is a 5 minute drive.

Description

Stansted Courtyard is a development of business units, located within landscaped grounds with gated access, in a secure functional environment. The Old Farmhouse is a Grade II Listed Building, benefiting from air conditioning, a communal kitchen, Cat II lighting, cabling and car parking. Suite 3 is located on the ground floor.

Suite	Size (Sq. Ft.)	Rateable Value	Rent (pcm)	Rent (per annum)
Suite 3	179	£4,250.00	£418 plus VAT	£5,016 plus VAT

Rent

Rent is inclusive of water rates, heating, power, lighting, buildings insurance, refuse collection, communal area cleaning, and building maintenance. Fibre Broadband is available from £40 pcm plus VAT.

Business Rates

The occupiers are to be responsible for the Business Rate liability. The Rateable Value of the office is less than £12,000, therefore occupiers may be able to achieve full business rate relief. From April 2023 the Revaluation will take affect, the Rateable Value for Suite 3 will increase to £4,800. For further information regarding Business Rates, please Uttlesford District Council Rates Department.

Terms

Available To Let by way of an initial six month Licence Agreement, with 4 weeks prior written notice to vacate the premises following the initial six months. Rent is payable monthly in advance by Standing Order with a sum equivalent to two months rent to be collected prior to occupation to be held for the duration as a rent deposit, subject to referencing.

Viewing

Strictly by prior appointment with Nicholas Percival Ltd.

Tel: 01206 563222

Email: info@nicholaspercival.co.uk

Ref: C.3177



Agents Notes

In accordance with the Estate Agents Act 1979 we inform all interested parties that a member of staff from Nicholas Percival has an interest in Rospere Estates Limited, developers of this scheme and rentals quoted are exclusive of VAT (if applicable)

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.

