

Second Floor, Innovation House, London Road
Bishop's Stortford, Herts CM23 3GW

OFFICE SUITE TO LET

Well appointed office suite – 3,000 - 6,469 sq ft remaining



- Prime Grade A office suite with parking
- Edge of town centre, attractive riverside setting
- Five minutes' walk from Bishop's Stortford station
- Good access to M11, M25 & A120
- Can be split to provide c.3,000 sq ft upwards

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk



Location

Bishop's Stortford is a thriving market town with high street shopping, a range of leisure and dining opportunities and a fast and frequent rail service to London Liverpool Street station.

Situated on London Road, in an attractive riverside setting on the south east side of Bishop's Stortford and close to the town centre, the site is well located in one of the town's established commercial locations, some eight minutes' drive from the M11 (Junction 8) and the entrance to London Stansted Airport. Bishop's Stortford station is approximately five minutes' walk away.

Description

Innovation House at Marriott Court is part of an exciting new riverside development completed five years ago comprising four floors of new Grade A, modern office accommodation. Seventy-five per cent of the building is let, leaving the second floor available for occupation.

The offices are built to the highest standards, utilising modern finishes.

- Air conditioning/comfort cooling
- On-site car parking – 11 spaces
- 2 x Passenger lifts
- Suspended ceilings and integral lighting
- Raised floors
- Open plan kitchen / diner

Accommodation

Second Floor	3,000 - 6,469 sq ft
Third Floor	1,920 sq ft

Terms

Rent upon application. The building is available immediately subject to fully repairing and insuring lease (via the service charge) on terms to be agreed.

Full details, including scale plans, are available on request.

Service Charge

There is a service charge payable towards the shared cost of maintenance and communal parts of the building, estimated.

Rates

The Rateable Value is £126,000.

Interested parties should confirm this with the local authority, East Herts, or the Valuation Office Agency.

EPC Rating – B

Legals

The ingoing Tenant will be required to contribute towards the Landlord's legal fees up to a maximum of £2,000 + VAT.

Viewings via Sole Agents, Coke Gearing Consulting

For further information please contact:

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