



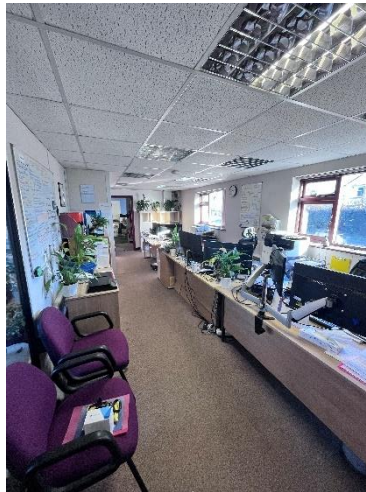
**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS

Wenden Court, Station Road, Wendens Ambo,  
Saffron Walden, CB11 4LB

## **Business Unit To Let**



- Business Unit
- Adjacent to Audley End Station
- Allocated Car Parking Spaces
- Ideal for Office Space or Storage
- 1,066 Sq Ft (99.02 Sq M)



## Location

Located in the village of Wendens Ambo, which is two miles south west of Saffron Walden. Wendens Ambo is served by Audley End Station which provides a regular service to London's Liverpool Street in approximately 55 minutes and Cambridge in approximately 20 minutes. By road the M11 can be accessed at junction 8 Bishop's Stortford and junction 9 Duxford. Stansted Airport is within 15 miles.

## Description

The property comprises a two-story L-shaped building set in adjacent to the train station.

Internally, the premise provides well-proportioned accommodation comprising two large offices, one office pod, one large meeting room and a storage room. The property also benefits from a shared kitchen area and WC on the ground floor.

Adjacent to the property there are car parking spaces allocated to the unit.

## Accommodation

In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) we calculate the net internal area follows:

Accommodation	Sq ft	Sq M
<b>Total</b>	<b>1,066</b>	<b>99.02</b>

## VAT

The property is not elected for VAT.

## Legal Costs

Both parties to be responsible for their own legal costs incurred in any transaction.

## Business Rates

The Rateable Value is £10,000 and the current rate in the pound for 2022/2023 is 49.9p.

## Terms

The property is available by way of a new lease for a term of years to be agreed at a rent of £14,000 per annum exclusive.

## EPC Rating

D 82

## Viewing and Further Information

Viewing strictly by appointment with the sole agents:

### John Bannerman

John Arkwright & Co

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