

**TO LET**  
**£76,800 PAX**  
**plus VAT**

**FULLY FITTED OUT**  
**OFFICE UNIT**  
**EXTENDING TO**  
**APPROX.**  
**3,840 SQ. FT.**



**UNIT 6, STANSTED COURTYARD**  
**PARSONAGE ROAD, TAKELEY**  
**BISHOPS STORTFORD, CM22 6PU**

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL

## STANSTED COURTYARD

A development by Rosper Estates of high-quality commercial buildings in landscaped grounds with secure gated access and excellent car parking.

Existing occupiers include NFU, Tablet Technologies, Blossom Barn (private nursery school for children, ages 6 weeks to primary school age). Construction has commenced on site for a veterinary referral centre, comprising 16,450 sq ft with completion Summer 2025. Proposal to provide further on site facilities.

### SITUATION

One mile south of Stansted Airport Terminal Building and 4 miles east of the A 120/M 11 junction (Birchanger). Regular bus routes from Parsonage Road to the airport- travel time circa 5 minutes.



## DESCRIPTION

The building is a rarely available two-storey detached purpose-built office offering high quality Grade A space extending to 3,840 sq. ft. Refurbished in 2020 benefiting from LED lighting, air conditioning, kitchen bar area on ground floor with open space. Kitchen with break out area on first floor. Externally the office benefits from 15 car parking spaces including two EV Charging points. - One space per 256 sq. ft. Stansted Courtyard benefits from an overflow car park for additional tenant/visitor parking.

## ACCOMODATION - GROSS INTERNAL FLOOR AREA

Ground Floor	-	1,920 sq. ft.
First Floor	-	1,920 sq. ft.
Total	-	3,840 sq. ft.

## PARKING NOTES

15 Parking spaces, plus visitor spaces.

## EPC

EPC Rating 'A'.

## TIMING

Available September 2025.

## LEASE TERMS

Available by way of assignment of existing lease or new lease.

## RENT

£20 per square foot amounting to £76,800 per annum plus VAT.

## SERVICE CHARGE

The Service Charge is £2.25 per sq ft to cover the cost of external decorations, landscaping, gated entrance, grifting and lighting of car parking and road areas, signage, etc

## BUSINESS RATES

The property has a rateable value of £85,500 as of 1st April 2023.

## AGENTS NOTES

In accordance with the Estate Agents Act 1979 we are obliged to advise that one of the Directors of Nicholas Percival Ltd is a shareholder of Rosper Estates Ltd.



## VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors. FAO Ollie Percival

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