

TO LET

£25,780 plus VAT per annum

First Floor Offices extending to 1,289 sq. ft.
Located on Secure Business Park
Nearby Stansted Airport, A120 & M25



Unit 4b Stansted Courtyard
Parsonage Road, Takeley CM22 6PU

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Location

Situated in very close proximity to Stansted Airport, this office is in an excellent location, only a few minutes' drive from the Airport which, in turn, provides easy access to and from the M11 with further links to the M25 and A120.

Stansted Courtyard is a gated office park, within walking distance of the village of Takeley, providing local amenities such as a convenience store, post office, takeaway and a pub as well as local bus services.

Bishop's Stortford is only five miles away and is an expanding market town with a current population of circa 35,000. Situated on the strategically important M11 corridor it is the closest town to London Stansted Airport. The Airport itself provides an excellent transport hub across the UK and Europe.

Description

A purpose built two storey self-contained office building. The Suite is the entire first floor arranged as one meeting room and an open plan area, with LED lighting and air conditioning and 8 car parking spaces. Stansted Courtyard benefits from a fibre broadband connection.

Terms

To let by way of a new Lease, term to be agreed, at a rental of £25,780 per annum plus VAT.

There is a Service Charge of £2 per sq. ft. for the upkeep and maintenance of the estate, including the exterior, signage, lighting, CCTV, etc.

Business Rates

The property has a Rateable Value of £26,500. The estimated rates payable is £13,223.50, we encourage interested to make enquiries with Uttlesford District Council business rates department on 01788 510510.

EPC

The property has an Energy Performance Certificate of D.

Viewing

Strictly by appointment with the joint sole agents:

Nicholas Percival Ltd – Ref. C3442

01206 563222

info@nicholaspercival.co.uk

Coke Gearing Chartered Surveyors

01279 758758.

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, the owners of the property.



All prices and rentals quoted are exclusive of VAT (if applicable)

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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.