



16 Twyford Business Centre

Bishop Stortford, Bishop Stortford, CM23 3YT

Office/Business unit with parking suitable for a variety of E class uses

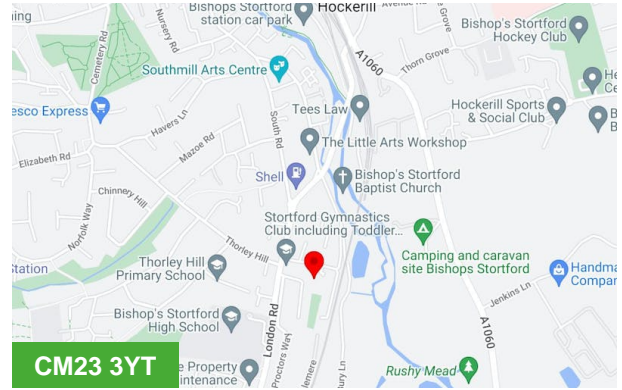
1,114 sq ft
(103.49 sq m)

- Gas-fired heating to radiators
- WC and kitchen
- Car parking to the front
- Suitable for a variety of E class uses including gym or indoor recreation

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Summary

Available Size	1,114 sq ft
Rent	£15,000 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk the rateable value is £15,500 from April 1st 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
Service Charge	Details on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry



Description

The Property comprises an end-of-terrace unit of steel frame construction under a pitched steel-clad roof with part-brick and part-steel clad elevations. The property is accessed by a single pedestrian door which is to be replaced by a new double door; new fenestration is also planned.

The ground floor provides office/storage/light production space. At first floor level there is an open plan office, a kitchen and a WC. To the front of the property is a block paved area providing parking.

Location

The property is situated close to Bishops Stortford town centre and c.3 miles from Junction 8 of the M11. The M11 connects with Junction 27 of the M25 and also provides a direct route to Stansted Airport, c.4 miles to the North. Bishops Stortford main line station is c.1 mile of the Property, providing a regular service into London Liverpool Street via Tottenham Hale (Victoria Line) in approximately 55 minutes, and also Cambridge.

Accommodation

The following are approximate Gross Internal Areas measured in accordance with RICS Code of Measuring Practice:

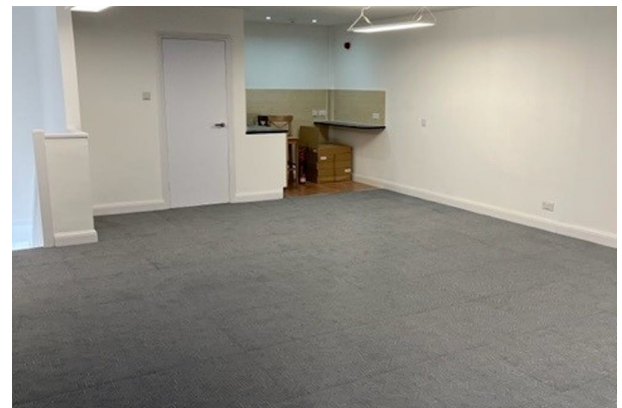
GF storage/office 558 sq ft / 51.8 sq m

FF office accommodation 556 sq ft / 51.6 sq m

TOTAL GIA 1,114 sq ft / 103.3 sq m

Terms

The property is available to let on new full repairing and insuring lease, for a term of years to be agreed.



Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition; and
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(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 03/04/2024