

TO LET

**SUITE 3 15 MARKET SQUARE
BISHOPS STORTFORD CM23 3UT**



Historic photograph

MODERN FIRST FLOOR OFFICE ACCOMMODATION

Approximately 1,010 sq ft (93.83 sq m)

Please refer to the important notices overleaf

01279 620 200

dww.co.uk

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 properties 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
- (v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars;
- (vi) All quoting rents, prices and terms are expressed subject to contract;
- (vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artists' 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."

DESCRIPTION:

Self-contained office suite available within the landmark "15 Market Square" building, in the central business and retailing area of Bishops Stortford town centre. The building provides various office suites of a modern standard with central heating, door entry system, and tea station. Both male and female WC facilities are provided within a communal area.

LOCATION:

The Property is located at the junction of Market Square and Potter Street. Market Square connects to The Causeway (A1250) by Bridge Street and provides a direct route to Junction 8 of the M11. The M11 in turn gives access to both London and Cambridge and the M25 to the South. BishopsStortford mainline railway station is within 10 minutes' walk of the premises.

ACCOMMODATION:

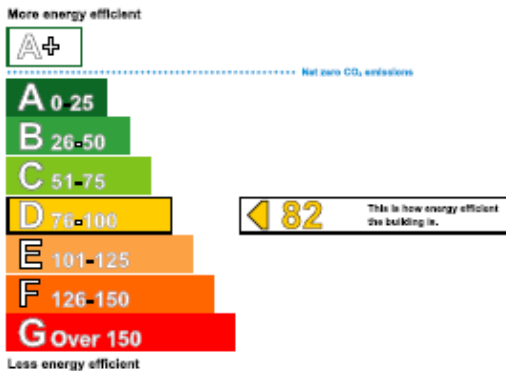
The following are approximate Net Internal Areas measured in accordance with RICS Code of Measuring Practice:

TOTAL NIA	1,010 sq ft	93.83 sq m
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FEATURES:

- Prominent town centre location
- Central heating
- Door entry system

EPC:



TERMS:

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

RENT:

£18,000pax No VAT

RATES:

According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £15,750.

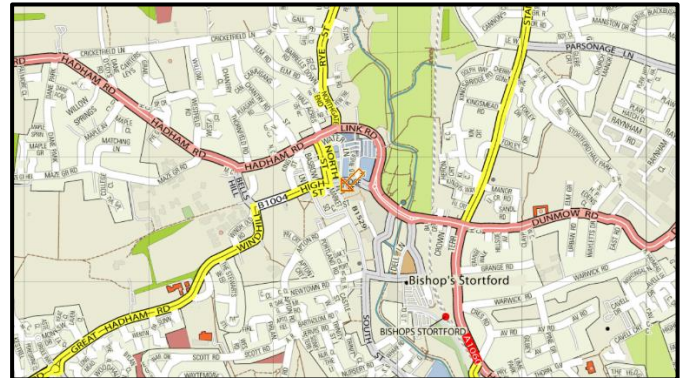
Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.

SERVICE CHARGE

There is a service charge for the repair and maintenance of the fabric of the building and common parts. This is currently c.£3,865pa.

LEGAL COSTS:

Each party to bear their own legal costs incurred in the transaction.



FURTHER INFORMATION:

For further information or to arrange an inspection of the Property, please contact the lessor's sole agents:

Derrick Wade Waters	
Simon Beeton MRICS	Luke Beeton
01279 620225	01279 620221
scb@dww.co.uk	lab@dww.co.uk

A20007/Feb-20

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 (East Herts Council 01279 655261).
- *Rates. Applicants are referred to the Local Billing Authority (East Herts Council 01279 655261) 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 at the top of this page.