

New Kestrel House
Unit 23/24 M11 Business Link, Parsonage Lane, Stansted CM24 8GF

OFFICE BUILDING FOR SALE



- **Approx 2,594 - 5,190 sq ft over two floors**
- **Modern self-contained office building**
- **18 car parking spaces, with space to double park**
- **The office is available with Vacant Possession**

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

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Location

The M11 Business Link is a modern business park constructed in 2008, situated just 3.5 miles north of Bishop's Stortford and 3 miles (by road) west of Stansted Airport. M11 Junction 8 is 2 miles by road, providing easy access to London, the M25 and wider motorway network, with Cambridge to the north. The A120 connects east to west. There are fast mainline rail services from Stansted Airport and Bishop's Stortford to London Liverpool Street (40 minutes) and dedicated coach and bus services serving both local and national routes.

Description

A unique opportunity to have a detached, modern two-storey commercial building, ideal as an office for a business's headquarters. The property can be offered as single units 23 and 24. Benefiting from E user class, it may be suitable for a nursery or leisure facility, although all parties should do their own due diligence to confirm their proposed use is allowed. The property is a detached, two-storey building with mainly brick elevations under a pitched, tiled roof. On entering the property there are two entrance lobbies with glazed pedestrian access doors leading to an open staircase.

The ground and first floors each provide excellent office space, with a large open plan space that also benefits from several individual offices, ideal for meeting

rooms or training spaces. Each floor has WCs with two disabled WCs on the ground floor and a shower room on the first. There are two kitchens, with the main kitchen being on the ground floor with a breakout area. The space is fully air-conditioned with raised floors and suspended ceilings and benefits from good natural light throughout. Externally there is a dedicated car parking area with 18 allocated parking spaces, but more could be accommodated if double parked.

Accommodation (approximate only)

The premises have been measured and the areas calculated in accordance with the International Property Measurements Standards for Offices – IPMS 3 as defined.

Unit 23	Ground Floor:	121 sq m	1,302 sq ft
	First Floor:	120 sq m	1,293 sq ft
	Total:	241 sq m	2,595 sq ft
Unit 24	Ground Floor:	121 sq m	1,302 sq ft
	First Floor:	120 sq m	1,293 sq ft
	Total:	241 sq m	2,595 sq ft
Grand Total:		482 sq m	5,190 sq ft

Terms

The property is available for sale - Freehold with Vacant Possession.

Price

Per unit £625,000 + VAT

Both units combined £1,250,000 + VAT

In accordance with Anti Money Laundering Regulations, the purchaser will be required to provide proof of identity and address to the agents prior to solicitors being instructed.

Business Rates

From the Local Rating Authority website, we understand that each unit is assessed for rates as follows:-

	<u>Per Unit</u>	<u>Both Units</u>
Rateable Value	£41,250	£82,500
Rates Payable (2025/2026)*	£22,894	£45,788 *Based on
Standard UBR rate of 0.555		

Interested parties should satisfy themselves as to the business rates payable by making their own enquiries with the Uttlesford Business Rates team and the Valuation Office.

EPC

The property's energy rating is A – 24

VAT

The property is elected for VAT .

SERVICE CHARGE

There is a proportional service charge for the properties towards the common parts of the estate. Currently this amounts to £1,175.44 plus VAT per building, each quarter. Please note this figure is subject to change.



Viewings

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