

Mullucks



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NO  
ENTRY

IN

Heath House, 51 Dane Street, Bishop's Stortford,  
Hertfordshire CM23 3BT



## TOWN CENTRE OFFICE BUILDING

**2,484 Sq Ft (230.76 SqM)**

**£42,800 per annum exclusive**

- 5 Parking Spaces
- Close To Station
- Detached Building
- Rateable Value:
  - Ground-Second Floor £34,250
  - Third Floor £11,750
- VAT is not charged
- EPC Rating - C

A detached 4 storey town centre office building with 5 car parking spaces and within walking distance of the train station.

Heath House is a detached 4 storey office building overlooking the junction of Dane Street and Station Road, within walking distance of the station, the town's shopping centre and leisure centre.

Each floor is U-shaped, with a mixture of open plan and private offices. Staff facilities are positioned at ground floor and also on the second floor, where there is a shower room and a tea station.

Parking is within the shared car park to the rear.

Ground Floor	53.62 sqm	(566 sq ft)
First Floor	66.86 sqm	(714 sq ft)
Second Floor	58.38 sqm	(618 sq ft)
Third Floor	55.36 sqm	(586 sq ft)

The property is available on a new full repairing and insuring lease for a minimum term of 5 years.

The letting is to be outside the security of tenure provisions of the Landlord and Tenant Act.

A service charge is payable towards common estate areas, including car park and grounds maintenance, approximately £2,900 per annum plus VAT.

A deposit will be required to be held for the duration of the term. Further details available upon request.

Buildings insurance is separately charged – to be confirmed.





### **BUSINESS RATES**

We understand that the property has a Rateable Value as follows:

Ground/Second Floor	£34,250
Third Floor	£11,750

Prospective occupiers should make their own enquiries of East Herts Council (01279 655261) to verify the Business Rates payable.

### **LEGAL COSTS**

The tenant is to make a contribution towards the landlord's legal fees. This sum is to be agreed and deposited with solicitors prior to legal documentation being issued.

### **REFERENCES**

Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.

### **VAT**

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand **VAT is not charged** on sums due.

### **MONEY LAUNDERING REGULATIONS 2017**

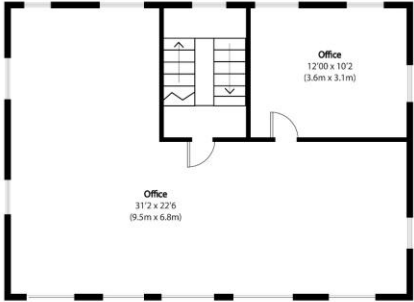
Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property.

### **CONSUMER PROTECTION REGULATIONS**

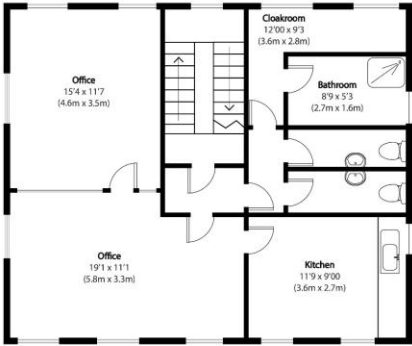
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>

Approximate Gross Internal Area  
3130 sq ft (291 sq m)

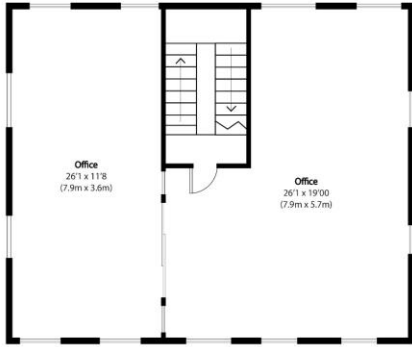
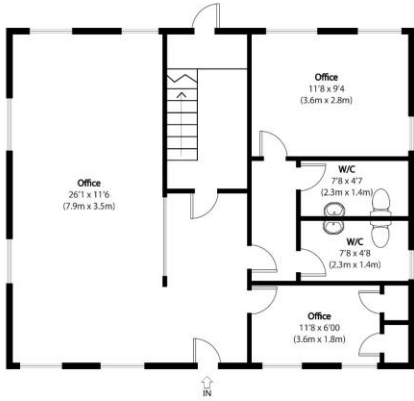
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright www.peterjohnsgroup.co.uk



Third Floor



Second Floor



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01279 755900 | [mullucks@mullucks.co.uk](mailto:mullucks@mullucks.co.uk)