



Business Unit | **TO LET** 1,557 q ft | 144.69 sq m (approx.)

Unit 3, Hatfield Regis Grange Farm, Hatfield Broad Oak, Bishop's Stortford, Hertfordshire CM22 7JZ

- Well presented self-contained space, with office accommodation & storage
- Quiet rural location
- Onsite parking

Coke Gearing
CHARTERED SURVEYORS
CokeGearing.co.uk

Location

The business unit is located between Hatfield Broad Oak and Takeley. Stansted Airport and the M11 Motorway are a short drive away (3 miles) where there are railway services to London Liverpool Street (40 minutes) and Cambridge (30 minutes).

Description

The unit is within an attractive converted farm building, with exposed beams, offering a large open plan space on the ground floor and benefits from a separate meeting room/private office, kitchenette, both female and male WC facilities and store room. Then there is a large mezzanine area, which makes for an attractive and spacious work environment.

The property also benefits from 3 car parking spaces within the courtyard area to the front of the property and there are an additional 7 spaces available on site if required.

Accommodation

Net internal area:

Ground floor 1,187 sq ft 110.26 sq m

Mezzanine 370 sq ft 34.43 sq m

Total 1,557 sq ft 144.69 sq m

Rent

£18,400 per annum, payable monthly in advance by standing order.

Service Charge

£78 per month, equating to £936 per year which includes rubbish removal, water and sewerage, maintenance of the building externally and communal courtyard area and electric gates onto the site.

Buildings insurance will be in addition, please contact agent for further details.



Business Rates

The current rateable value is £13,750.

An occupier may be entitled to small business rate relief. All interested parties should make their own enquires with the VOA or Local Authority to obtain further information.

Hours of Access

Please note access to the property is Monday – Saturday, 7 am – 7 pm. No access on Sunday or public holidays.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Terms

The property is available by way of a flexible lease, terms to be agreed.

VAT

The rent is subject to VAT.



Viewings

Felicity Thomas

T: 01279 758 758

M: 07964 778135

E: Felicity@cokegearing.co.uk

CokeGearing.co.uk

Coke Gearing

CHARTERED SURVEYORS

Disclaimer: Coke Gearing Consulting for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1) 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. 2) Coke Gearing Consulting 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 statements of fact or representation and must satisfy themselves as to their accuracy. 3) Rents quoted in these particulars maybe subject to VAT addition. 4) Coke Gearing Consulting will not be liable in negligence or otherwise for any loss arising from the use of these particulars and 5) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to the fitness of such items for their requirements. 6) No employee of Coke Gearing Consulting has any authority to make or give any representation of warranty or enter into any contract whatever in relation to the property. Subject To Contract. Map data: Google Maps. April 2025