



FULLY SERVICED OFFICE SUITE

1,560 SQ FT (144.92 SQM)

TO LET

- Inclusive Rent
- 24/7 Access
- Parking
- On-Site Café and Gym

RENT Price on Application

VIEWING Strictly by Appointment
Tel: 01279 755900

Ground Floor Suite
Weston Business Centre
Parsonage Road
Takeley
Essex
CM22 6PU

Mullucks
PART OF HUNTERS

E: mullucks@mullucks.co.uk

The Guild House
Water Lane
Bishop's Stortford
Herts. CM23 2JZ

DISTANCES (All distances approximate)

M11 (J8)	5.7km	(3.5 miles)
M25 (J27)	30.5km	(19 miles)
Stansted Airport	1.6 km	(1 mile)
Main line rail	Stansted Airport	

DESCRIPTION

Weston Business Centre is a purpose built office building that provides fully serviced office accommodation north of Takeley Village, conveniently located close to M11/A120 and Stansted Airport. The centre has a fully staffed reception and an on site cafe and gym facilities, as well as having parking available.

The ground floor office suite is a mainly open plan office with two partitioned meeting rooms. The office has air-conditioning and underfloor trunking, and can be rented with furniture.

FEATURES

- Inclusive Rent
- 24/7 Access
- Parking
- On-Site Cafe and Gym
- EPC Rating - C-64

TERMS

The offices are available to let for a minimum term of 5 years.

The rent is inclusive of the following:

- Heat, Power and Light
- Furniture
- Grounds Maintenance
- Buildings Insurance
- Broadband
- Post Delivery
- Gymnasium
- Air Conditioning
- Security
- Reception
- Cleaning (suite)

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

AGENTS NOTE

Additional services available at an extra cost:

- Meeting Room Hire
- Conference Facility

BUSINESS RATES

We understand that the property has a Rateable Value of £25,500. The Uniform Business Rate Multiplier for the year 2019/2020 is 0.504.

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

LEGAL COSTS

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

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 / 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. Further information upon request.



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Mullucks have offices in Bishop's Stortford, Saffron Walden, Great Dunmow and Epping covering a wide area of Essex, Hertfordshire and the Cambs/Suffolk borders.

Important Notice: All descriptions, dimensions, reference to condition and necessary permissions for use, occupation and other details are given without responsibility and any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk.

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