



TOWN CENTRE OFFICES TO LET

983 SQ FT (91.32 SQM) APPROX

East Wing, The Water House, Water Lane, Bishop's Stortford, Hertfordshire, CM23 2JZ

The Water House is a substantial Grade II Listed building adjacent to Waitrose Supermarket in the centre of town. Currently available To Let is the East Wing, a two storey building linked to the West Wing by a single storey glazed reception area.

The ground floor is generally open plan, and comprising the reception, main office and two wc's. Stairs lead to the open plan basement and to the first floor, which has been partitioned to provide three rooms with a separate kitchenette.

- Grade II Listed Building
- Open Plan and Private Offices
- Basement Storage (384 Sq Ft)
- Gas Heating
- Rateable Value – To Be Confirmed
- VAT is not charged
- EPC Rating – To Be Confirmed

RENT £17,000 per annum exclusive

Mullucks

01279 755900 | mullucks@mullucks.co.uk



Ground Floor

Reception Office	3.8m (max) x 3.58m (max)
Main Office	6.5m x 4.8m plus bay window

First Floor

Office 1/Waiting	4.83m x 2.61m
Office 2	2.14m x 3.69m
Office 3	2.55m x 3.84m

Basement	7.2m (min) x 4.97m
----------	--------------------

TERMS

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

BUILDINGS INSURANCE

Buildings insurance is separately charged – to be confirmed.

BUSINESS RATES

We understand that The Water House currently has a single assessment. An application will be required for a separate assessment. Prospective occupiers should make their own enquiries of East Herts District Council (01279 655261) to verify the Business Rates.

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. 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. A fee of £48 is payable towards our third party providers costs in gaining this information.

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 associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>



All descriptions, dimensions, references to condition and necessary permissions for use, occupation and other details contained herein are for general guidance only and prospective purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Mullucks employees or representatives do not have any authority to make or give any representation or warranty or enter into any contract in relation to the property.

OS Licence No.100005829. Reproduced from the Ordnance Survey Map with the permission of the Controller of His Majesty's Office. Crown Copyright.