



CLOSE TO RAIL STATION

628 SQ FT (58.34 SQM)

TO LET

- First Floor Suite
- 3 Rooms
- 2 Parking Spaces
- Shared Staff Facilities

RENT £7,500 per annum

VIEWING Strictly by Appointment
Tel: 01279 755900

Wenden Court
Station Road
Saffron Walden
Essex
CB11 4LB



MullucksWells
www.mullucks.co.uk

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The Guild House
Water Lane
Bishops Stortford
Herts, CM23 2JZ

DISTANCES (All distances approximate)

Saffron Walden	2.5 km	(1.5 miles)
Cambridge	24 km	(15 miles)
Stansted Airport/M11 J8	19 km	(12 miles)
M25	48 km	(30 miles)
Mainline Rail Station	Audley End	

DESCRIPTION

Wenden Court is a two storey office building overlooking Station Road, close to Wendens Ambo rail station.

Wenden Court is L-shaped and accessed from the internal courtyard. Shared staff facilities are positioned off the ground floor entrance and first floor landing.

Currently available is a first floor office suite overlooking Station Road. The property has been divided to provide two private rooms and a larger open plan area. The suite has a good level of natural light, with windows to three elevations. Two parking spaces are allocated to the suite, on the Station Road elevation.

Office suite overall size 11.82m x 4.94m

FEATURES

- First Floor Suite
- 3 Rooms
- 2 Parking Spaces
- Shared Staff Facilities
- EPC Rating - D-99

TERMS

Available to let on a new full repairing and insuring lease for a term to be agreed.

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

BUSINESS RATES

We understand that the Rateable Value for the property needs to be assessed.

Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of Uttlesford District Council on 01799 510510 to verify the Business Rates payable.

LEGAL COSTS

The tenant is to make a contribution of £500 + VAT (£600) towards the landlord's legal fees. This sum is to be deposited with solicitors prior to legal documentation being issued.

REFERENCES

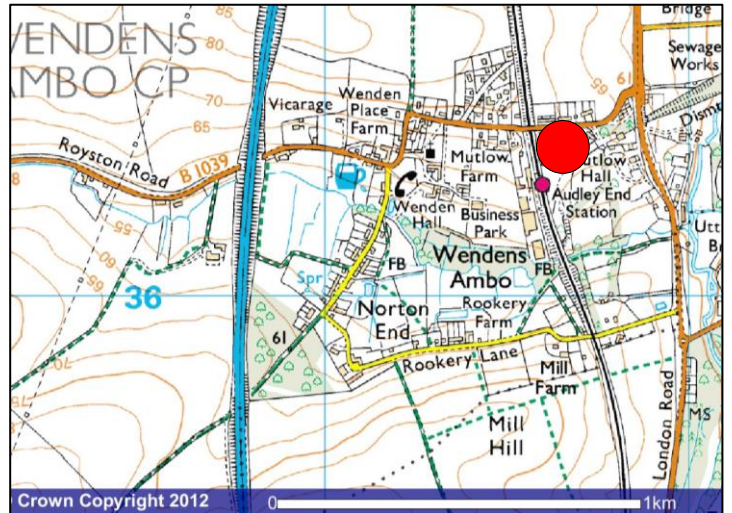
Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.

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. Further information upon request.



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Mullucks Wells have offices in Bishop's Stortford, Saffron Walden, Great Dunmow and Epping covering a wide area of Essex, Hertfordshire and the Cambs/Suffolk borders. We are also complemented by our London office in Mayfair.

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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