



TOWN CENTRE OFFICE BUILDING TO LET

2,484 SQ FT (230.76 SQM) APPROX

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

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.

- 5 Parking Spaces
- Close To Station
- Detached Building
- VAT is not charged
- EPC Rating - C

Rent £42,800 per annum exclusive

Mullucks

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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)

TERMS

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.

BUSINESS RATES

We understand that the property has the following Rateable Values:

Ground/Second Floor	£36,250
Third Floor	£12,250

Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. 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 **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/>

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