

10 Riverside Business Park, Stoney Common Road,
Stansted, Essex CM24 8PL

OFFICE FOR SALE

1,300 sq ft 120.77 sq m



- Attractive office development
- Mainly open plan office space over ground and first floors
- Rare virtual freehold opportunity
- Four allocated parking spaces

Coke Gearing
consulting

Chartered Surveyors

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Location

The property is located in a small, attractive business park comprising renovated mill buildings completed approximately 25 years ago on the outskirts of Stansted Mountfitchet, an attractive and popular Essex village. Access to the business park is via Stoney Common Road and a single lane bridge off the B1383 which connects Bishop's Stortford with Newport and Saffron Walden to the north.

Riverside Business Park is well situated on the south side of Stansted and gives easy access to Bishop's Stortford, which is approximately 3 miles away, and the M11 junction (8) is approximately 5 miles with access to Stansted Airport. There are good parking facilities within the scheme. There is a mainline railway service operating from either Stansted Mountfitchet (which is within walking distance of the business park) or Bishop's Stortford with regular services to London Liverpool Street and Cambridge.

Description

The premises comprise ground and first floor offices which were renovated from former Victorian industrial buildings. These were renovated in the late 1980s to provide 13 individual office units.

The site is occupied by office buildings with pitched roofs in a generally domestic style. There are communal car parking spaces to the entrance to the business park and the subject premises is entitled to four allocated spaces.

The accommodation is laid out to ground and first floors. On the ground floor one walks into a reception area with WC in front and office space to the right hand side, and a staircase immediately in front which opens out into mainly open office space. The unit would benefit from refurbishment but leaves a flexible floor plate for individual personal preferences.

Accommodation

The total gross floor area is
1,300 sq ft 120.77 sq m

Measured on IPMS 3 basis:

Ground floor	518 sq ft	48.12 sq m
First floor	518 sq ft	48.12 sq m
TOTAL	1,036 sq ft	96.24 sq m

Tenure

The property is a long leasehold, benefitting from an 800-year lease from 29 September 1988.

Price

£289,500 + VAT

EPC - D 89

Service Charge

Occupiers are responsible for contributing towards shared costs; last year's service charge proportion was £905.50 + VAT.

Business Rates

Rateable Value of £10,192.

Based on a UBR of 50.3p rates payable will be £5,126 per annum, but please note that this is under the £12,000 threshold and an occupier may be entitled to 100% small business rate relief.

Viewings

For further information please contact:

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