

Stansted Courtyard, Takeley, Bishop's Stortford CM22 6PU

NEW HQ OFFICES **TO LET**

From 3,000 sq ft (278.70 sq m) to 9,651 sq ft (896.60 sq m)

Coke Gearing
consulting
Chartered Surveyors



- Brand new CAT A open plan office space
- Excellent parking provision of 60 spaces
- Available for occupancy summer 2020
- Close to Stansted Airport / M11 / A120
- Flexible hybrid unit with additional storage / workshop areas

www.cokegearing.co.uk

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Location:

Situated in very close proximity to Stansted Airport, this office is in an excellent location, only a few minutes' drive from the Airport which, in turn, provides easy access to and from the M11 with further links to the M25 and A120.

The property is situated within the existing Stansted Courtyard office park which is within walking distance of the village of Takeley which provides local amenities such as a convenience store, post office, takeaway and a pub as well as local bus services.

Bishop's Stortford is only five miles away and is an expanding market town with a current population of circa 35,000. Situated on the strategically important M11 corridor it is the closest town to London Stansted Airport. The Airport itself provides an excellent transport hub across the UK and Europe.

Description

The two-storey property is currently under construction and will be ready in summer 2020. It is designed to have flexible floor plates.

The property provides "barn" effect elevations with weatherboarding and full height glazed panels providing excellent natural light. The entrance is designed to be impressive with a double height reception area with staircase leading to the first floor. Other areas will provide mainly modern, open plan CAT A office space to include heating and air conditioning, carpets, LED lighting and suspended ceilings. The property also benefits from higher than average floor to ceiling heights.

The property is also designed with half height roller shutters to the rear for companies that require stock handling and / or workshop or showroom areas.

There are a number of configurations that can be achieved within the property. For example, an occupier could take the entire property as a single HQ office building with single branding. Alternatively, we are able to offer multiple configurations such as up to 30% provision of storage / workshop / laboratory / showroom areas or a combination of the above.

There are excellent parking facilities on site for up to 60 vehicles.

Timing:

Currently under construction ready for occupation in summer 2020.

Lease Terms:

The property is to be offered on a modern commercial lease for terms to be agreed. The rental level is **£20 per sq ft per annum** exclusive for office space and **£10 per sq ft per annum** exclusive for storage area (shell condition, up to a maximum of 30% of the total area taken)

Business Rates:

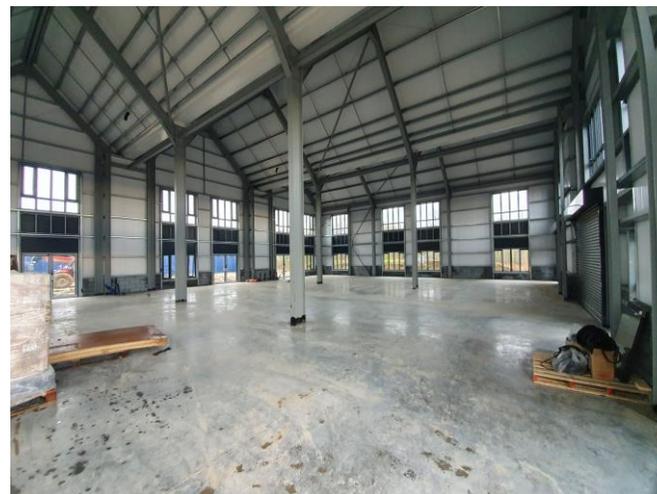
As the property is not yet finished business rates have not yet been applied, but as an example other office space in the area is rated at £175 per sq m with storage areas being substantially less. Interested parties must satisfy themselves in relation to business rates.

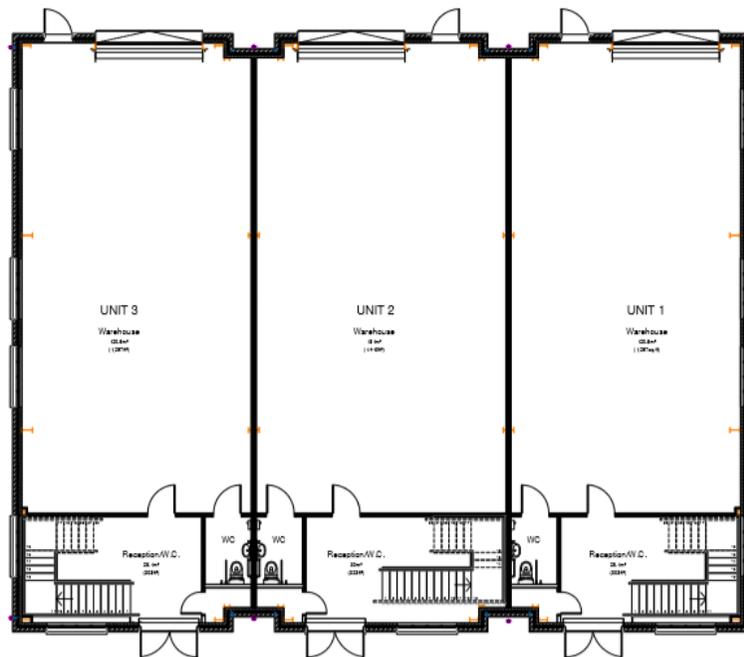
EPC:

To be provided upon completion of the property.

Costs:

Each party to pay their own costs in this matter.





Unit 1 (floor area= 148.6m² / 1,600ft²) Unit 2 (floor area= 161.0m² / 1,733ft²) Unit 3 (floor area= 148.6m² / 1,600ft²)

Ground floor Unit 1-3 (total floor area= 463m² / 4,984ft²)

UNIT 8 GROUND FLOOR PLAN

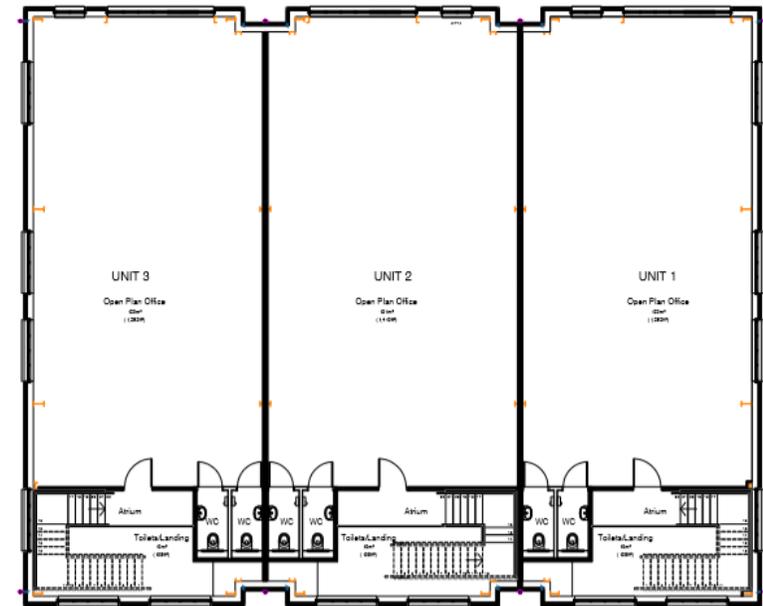
Accommodation:

Approximate Gross Internal areas:

Many configurations of space available, please contact the agent to discuss your requirements

Space from 3,000 sq ft to 9,651 sq ft many configurations available

UNIT 1 278.6m² / 3,000ft²
UNIT 2 302.0m² / 3,254ft²
UNIT 3 278.6m² / 3,000ft²



Unit 1 (floor area= 130m²/1400ft²)

Unit 2 (floor area= 141m²/1518ft²)

Unit 3 (floor area= 130m²/1400ft²)

First floor Units 1-3 (total floor area= 408m² / 4,392ft²)

UNIT 8 FIRST FLOOR PLAN

Viewings: For further information please contact:

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