



THREMHALL PARK
STANSTED

The Lodge

Thremhall Park, Start Hill, Bishop's Stortford, Herts, CM22 7WE



Rare to the market
3,023 sq. ft. self-contained office space
Dedicated car parking
Two miles from Stansted Airport

Location

The Lodge is located 1 mile from Junction 8 of the M11 and the A120, providing easy access to Stansted Airport, Bishop's Stortford and Cambridge. Train times to London Liverpool Street from both Stansted Airport and Bishop's Stortford are approx. 40 minutes.

Description

The Lodge is an attractive Grade II listed, self-contained office building, which was rebuilt in full in 2012. The office space is predominately open plan, laid out over ground and first floors with a kitchen and male/female WC facilities on the ground floor.

As the property forms part of Thremhall Park, a serviced office development, high speed internet, VOIP telephony, meeting rooms, reception and secretarial services, and on-site parking are all available as well as an on-site coffee shop.

Amenities

- Six dedicated car parking spaces with free overflow parking on-site
- Access control and intruder alarm
- Fully air-conditioned throughout installed 2012
- Separate male and female WC facilities
- Kitchen facilities
- Flood patched perimeter trunking

Terms

The office space is available by way of a new lease for terms to be agreed. Rent on application.

Service Charge

The office space is available on a full repairing and insuring basis. The estate service charge is £0.92 psf

Rates and EPC

Thremhall Park is rated at £215/ sq m, which equates to a rateable value of £60,400.

Energy Performance Certificate available on request. The rating is B-48

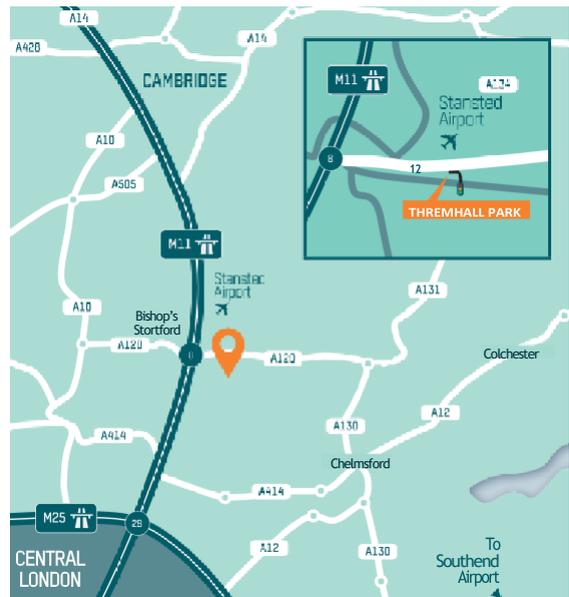
Legal costs

Each party to bear their own legal costs.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

Floorplan



Viewings

To arrange a viewing, please contact:

Ashley Gardiner
Thremhall Park Centre Manager
T: 01279 874321
E: ashley@mantlebusinesscentres.co.uk
W: www.mantlebusinesscentres.co.uk



SUBJECT TO CONTRACT

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