

# OFFICE SUITE

# to let

01799 521761



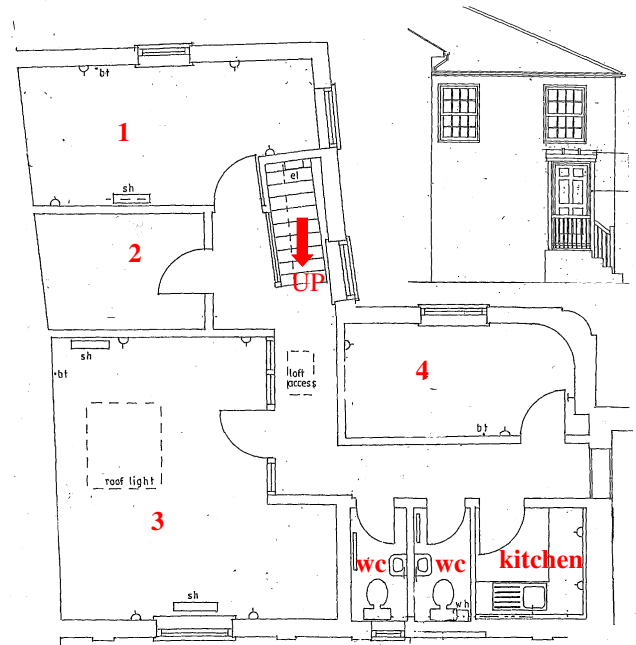
- *'Rather special'*
- Well presented, spacious suite of first floor rooms/offices
- Prominent High Street location
- Self contained, heated & carpeted
- 4 main rooms plus kitchen and wc 840 sq ft (G.I.) and 3 parking spaces

**Stable Lodge**  
**53 High Street**  
**Saffron Walden**  
**Essex CB10 1AR**

**New lease £9,000 pa**



# COMMERCIAL



**The premises**

Stable Lodge is part of an attractive Grade II star listed office building in a high profile location in the town centre. This first floor suite of rooms is separately accessed from the rear courtyard where there is parking for 3 cars. This spacious accommodation is heated and carpeted and there is a kitchen plus male and female toilet facilities.

**Terms**

**Rent** - £9,000 per annum payable quarterly in advance by bank standing order. References and rent deposit required.  
**Lease** - negotiable, but (say) 6 years duration with interim rent review. Internal repairing plus proportional buildings insurance. Tenants will be responsible for normal costs such as electricity, business rates etc. Each party to be responsible for their own legal costs incurred in the transaction.  
**Special note** - For the purposes of disclosure, please note that Brien Walker of Snow Walker is directly related to the owner of this property and will be responsible for the management of the same during the period of the lease agreed

**Note**

Services are untested and no warranty is given that they are operable. Plans are **not** to scale and are for identification only. H.M. Stationery Office consent/Crown Copyright reserved.