

AVAILABLE IMMEDIATELY
FIRST FLOOR OFFICES
WENDENS AMBO

Either available as a whole, being 901 sq.ft. with 4 car spaces or divided into two smaller areas

Adjacent to railway station

Two units would be 370 & 517 sq.ft. at £5,500 & £7,500 PA respectively

OR

One unit of 901 sq.ft. at £11,500 PA



SNOW WALKER CHARTERED SURVEYORS
53 HIGH STREET SAFFRON WALDEN ESSEX CB10 1AR

SNOW WALKER

01799 521761 www.snow-walker.co.uk

First Floor Offices
Neville House
Station Road
Wendens Ambo
Saffron Walden CB11 4LB

The Premises

First floor office suites with flexible accommodation offered with a combined space of 901 sq.ft.

Location

The office suites are located in a converted Victorian building on the fringe of the village of Wendens Ambo. It faces the approach to Audley End railway station and is approximately two miles from the market town of Saffron Walden. It is, therefore, ideal for travel to London Liverpool Street and Cambridge, being approximately 16 miles north. Stansted International Airport, close to Bishop's Stortford, is approximately 14 miles away. Neville House is located at the end of Station Road and the lease of the whole will include four car parking spaces, or two per unit if subdivided, in the rear car park.

Terms

Available as a whole at £11,500 per annum or as two separate units of 370 sq.ft. (34 sq.m.) and 517 sq.ft. (48 sq.m.) at £5,500 and £7,500 per annum respectively.

The proposed lease terms are for a 3-year period but longer will be considered. The service charge for the units as a whole is £5,870 or, if subdivided, £2,220 for Unit 1 and £3,650 for Unit 2.

Service charges include provision of oil-fed central heating to radiators, LED strip lights, water and sewage, buildings insurance, cleaning of common parts, etc.

There are communal cloakrooms and kitchen areas shared with four other offices.

Each party will be responsible for their own legal costs incurred in the transaction.

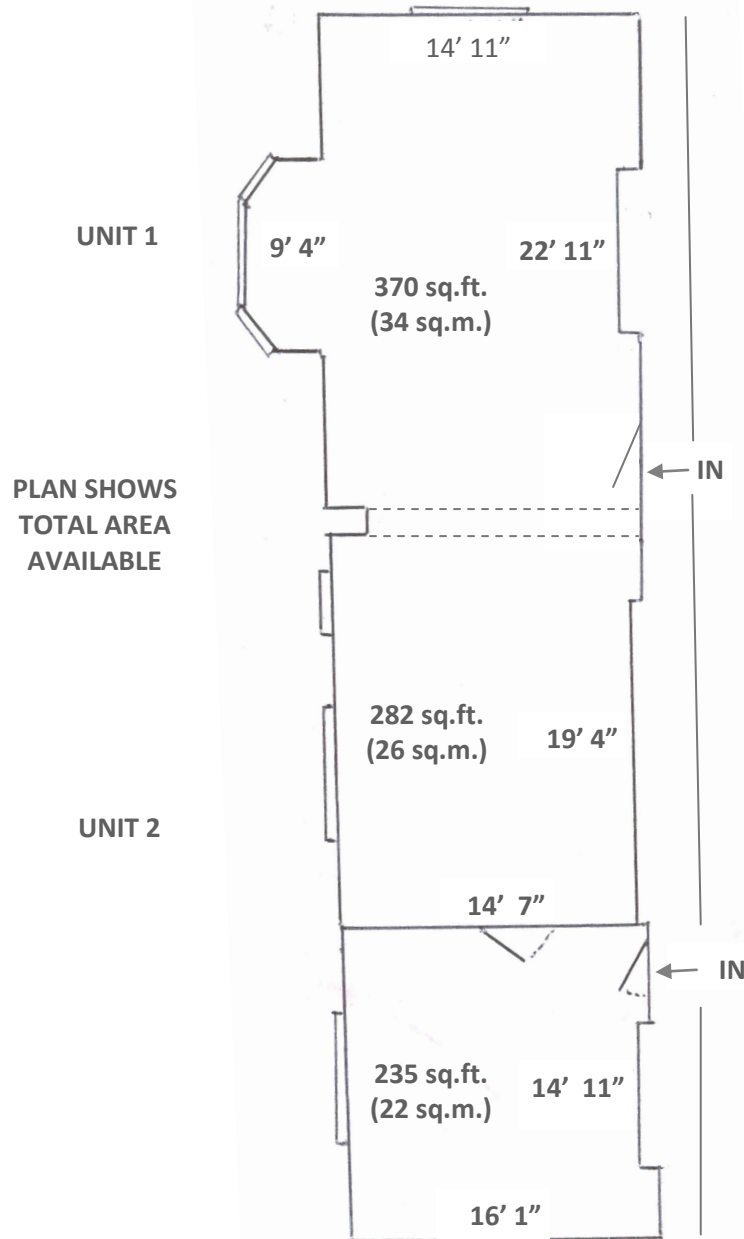
The incoming tenant will be required to provide references and a rent deposit.

VAT

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

Viewing

Via the letting agent, Messrs. Snow Walker who holds keys.



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.