

SECOND FLOOR OFFICE SUITE SAFFRON WALDEN

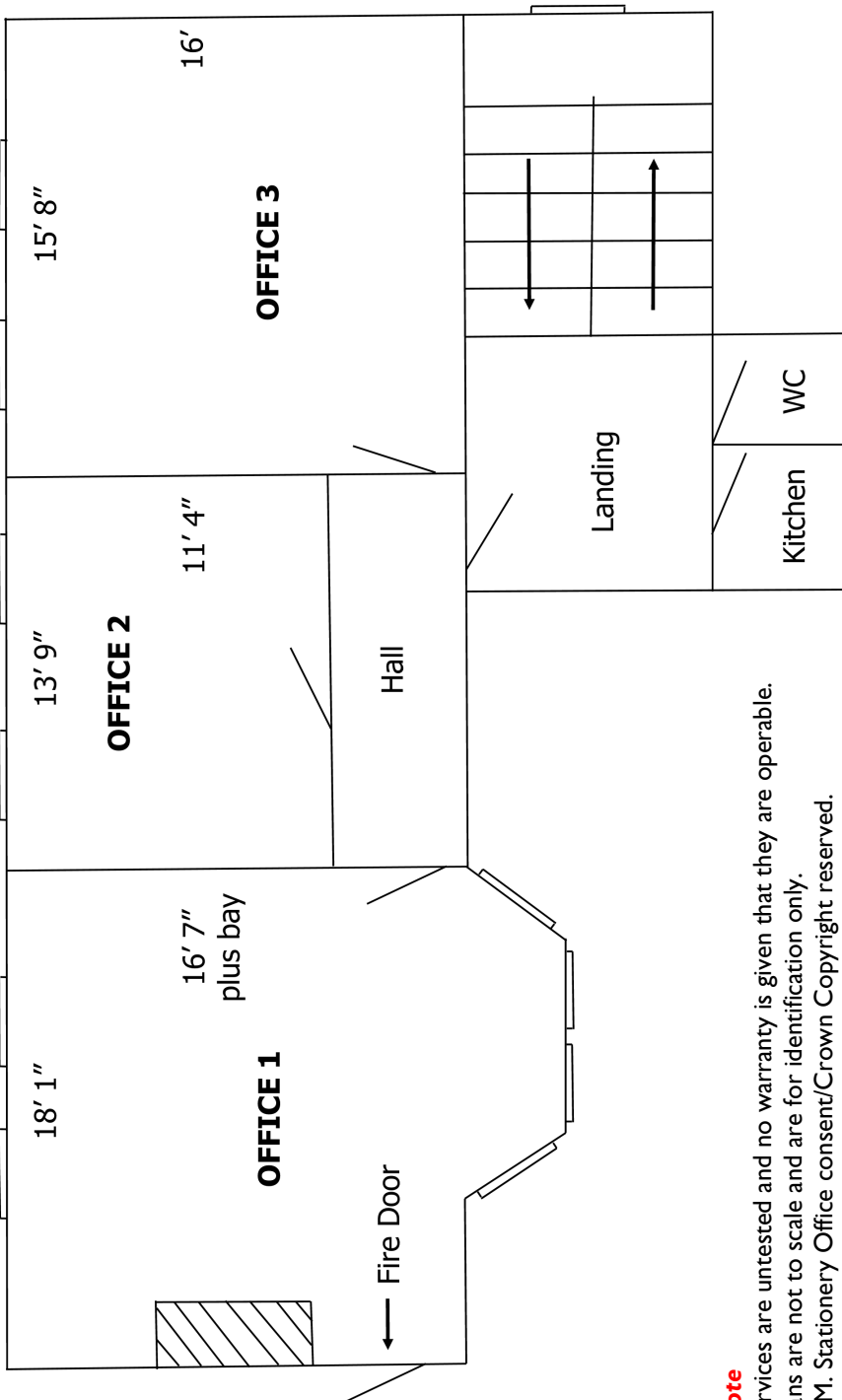
High profile, town centre
location overlooking
Jubilee Gardens

730 sq.ft. net
875 sq.ft. gross internal

**TO LET
ON NEW LEASE
£12,000 PA**



SNOW WALKER



Note
 Services are untested and no warranty is given that they are operable.
 Plans are not to scale and are for identification only.
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Second Floor Office Suite
Jubilee House
5-7 Hill Street
Saffron Walden
CB10 1EH

(22/170)

The Premises

Quite possibly the best second floor office suite in Saffron Walden!

Located within one of the town's most important Grade II* listed buildings, the office suite benefits from fine views over Jubilee Gardens, which can be easily accessed via the entrance from Hill Street and provides a pleasant lawned area, a number of benches and the town's bandstand.

Terms

The premises are offered on a **new lease at £12,000 per annum**, payable quarterly in advance by bank standing order. VAT is not applicable.

Term proposed of (say) 6 or 9 year duration with 3 year rent review pattern.

One undercover parking space in the Waitrose car park adjacent is available at an additional cost of £1,000 per annum.

The incoming tenant will be responsible for normal costs, such as electricity, business rates etc. Building's insurance and cleaning of common parts etc. will be included within a service charge levied on a proportional basis to the area occupied as part of the building.

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

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

Business Rates (as provided by Uttlesford District Council)

Rateable value £7,700, rates payable £3,842.30 (nil with SBR), multiplier 0.499

Viewing

Strictly by appointment with the letting agent, Snow Walker, who holds keys.