



FORMER PERIOD FARMHOUSE WITH AMPLE PARKING

226.12 SQM (2,434 SQ FT)

The Chestnuts
Brewers End
Takeley
CM22 6QJ



- Prominent road position
- Grade II Listed
- Private car park
- Close to Stansted Airport

RENT £ 40,000 per annum

VIEWING Strictly by appointment
Tel: 01279 755900

TO LET



MullucksWells
www.mullucks.co.uk

DISTANCES (All mileages approximate)

M11 (J8)	5.63 km (3.5 miles)
M25 (J27)	30.58km (19miles)
Stansted Airport	1.61km (1 mile)
Mainline Rail	Stansted Airport

DESCRIPTION

The Chestnuts is a Grade II Listed imposing former farmhouse which has been converted into character offices. The offices retain many of the building's original features which include exposed beams and inglenook fireplaces. The office accommodation is situated over ground and first floors and comprises a series of private offices and larger open plan accommodation.

The offices benefit from gas central heating, part perimeter trunking and ample on site car parking.

Ground floor	153.33 sqm (1,649 sq ft)
First Floor	72.96 sqm (785 sq ft)
Net Internal Area	226.29 sqm (2,434 sq ft)

FEATURES

- Prominent road position
- Grade II Listed
- Private car park
- Close to Stansted Airport
- New lease to be negotiated
- Attractive period features
- Self contained and detached
- To be redecorated
- WCs, kitchenette and comms room

TERMS

Available to let on a new full repairing and insuring lease on terms to be agreed.

BUSINESS RATES

We understand that the premises are entered into the 2005 Rating List with a Rateable Value of £ 16,250.00. The Uniform Business Rate for the year 2008/2009 is 0.462. Prospective tenants should make their own enquiries with Uttlesford District Council (01799 510510) to verify the current rates payable.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

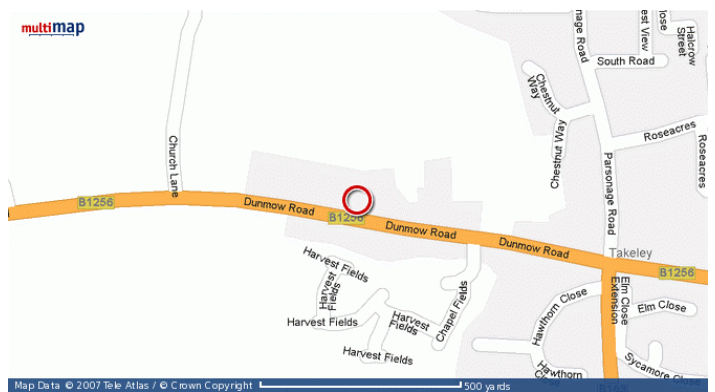
ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been requested and will be available shortly.

VAT

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

This instruction was taken by LPA.
COM2641.10.08



Mullucks Wells have offices in Bishop's Stortford, Saffron Walden and Great Dunmow covering a wide area of Essex, Hertfordshire and the Cambs/Suffolk borders. We are also complemented by our London office in Mayfair.

Important Notice: All descriptions, dimensions, reference to condition and necessary permissions for use, occupation and other details are given without responsibility and any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk.

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