

**3 Bridge Street
Bishop's Stortford
Herts CM23 2JU**

**LEDNOR
& COMPANY**

**(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk**

Established 1986

Independent Estate Agents and Valuers



3b, Bridge Street, Bishop's Stortford, Hertfordshire, CM23 2JU

£636 Per month

Large first floor office located right in the centre of town. Monthly rental is £530 plus V.A.T.

A well maintained room with use of shared kitchen and cloakroom.

The office is located above a busy estate agent's office. It has light and power connected, a fitted carpet and is well lit by two sash windows to the front of the building and a double glazed casement window to the rear.

There are no onerous contracts. Tenants are only required to give two months notice when leaving.

It may be possible to divide this office into two smaller units, each with it's own door. The monthly rent for each unit would be £400 plus V.A.T. for the front part and £250 plus V.A.T. for the rear part.

Bishop's Stortford is a thriving market town with a mainline railway station on the Cambridge to Liverpool St. line. There are several long and short stay car parks within a short walk of the office.

Viewings are possible by appointment via Lednor & Company.

Outer door and stairs lead to

First Floor Landing

Stairs lead up to the second floor and the communal facilities.

Door to

Office

22'3" max x 14'10" (6.790 max x 4.538)

Two sash windows to the front side aspect and one double glazed casement window to the rear.

Light and power connected. Fitted carpet. Overstairs storage cupboard. Two BT points.



Communal Kitchen

11'0" x 4'11" (3.363 x 1.508)

Located on the second floor.

Double glazed window to the rear aspect.

Stainless steel single drainer sink unit with mixer tap and cupboard below.

Electric water heater.

Door to;



Lobby/Storage area

5'10" x 3'8" (1.787 x 1.118)

Ceramic tiled floor. Door to;

Cloakroom/WC

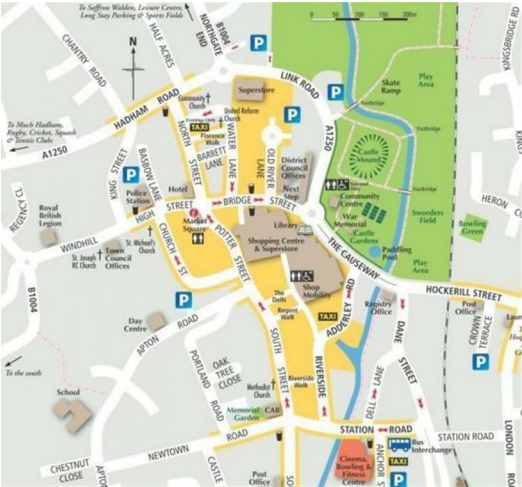
6'10" x 4'7" (2.102 x 1.403)

Double glazed window to the rear aspect.

Ceramic tiled floor. Pedestal wash basin. Low level WC. Electric water heater.



Location Map



Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

