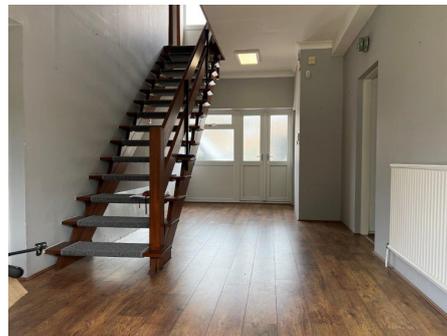


**GROUND & FIRST FLOOR LEFT LEESIDE WORKS,
LAWRENCE AVENUE, STANSTEAD ABBOTTS, SG12 8DL**



COMMERCIAL & OFFICE SPACE

1,219 SQ FT

TO LET

www.paulwallace.co.uk

LOCATION:

Leeside Works stands immediately fronting Lawrence Avenue just behind its junction with Stanstead Abbots High Street and just a few paces from the rail network into central London.

The High Street village scene in Stanstead Abbots offers a range of retail and restaurant based facilities whilst having the added benefit of being in close proximity to the larger centres of Ware, Hertford and Hoddesdon.

The A414 east west route is within approximately 1 miles distance providing westward M11 connections at Harlow and eastward A1M/M1 connections at Hatfield and beyond. The A10 is within a similar short distance connecting with the M25, junction 25, approximately 8 miles to the south.

The rail network provides a fast London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections. London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

DESCRIPTION:

The opportunity comprises significantly ground floor commercial accommodation most recently used as a single suite of office rooms in tandem with the first floor areas accessed from the dedicated hallway.

Ground floor	-	898 sq ft
First floor	-	321 sq ft
Total	-	1,219 sq ft

All dimensions and floor areas are approximate.

The ground floor area includes the reception hallway.

The ground floor is currently laid out to provide 5 separate office rooms, the hallway/reception and kitchen, whilst the first floor is to be in singular open plan fashion.

There are separate male and female toilet facilities and a fully fitted kitchen at ground floor whilst at first floor there is a further toilet and shower facility.

If required the first floor can be separately accessed from an external metal staircase.

The entire is in a good state of decorative condition and ready for immediate occupation.

- * 8 allocated parking spaces
- * Oil fired central heating system serving radiators
- * Replacement double glazed window units
- * Perimeter trunking
- * Vertical blinds
- * LED lighting
- * Separate male and female WC's plus shower
- * Fire alarms (untested)

TERMS:

The entire to let on a new lease.

RENTAL:

£20,000 per annum exclusive.

VAT:

Not applicable.

RATEABLE VALUE:

We are informed upon a rateable value of £11,750 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk and further enquire as to the availability of small unit business rate relief as may be applicable.

LEGAL COSTS:

Each party are to be responsible for their own legal costs.

VIEWING:

Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

C4812



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