






Office | TO LET

1,272 sq ft | 118.17 sq m (approx.)

3 Riverside Business Park, Stoney Common Road, Stansted Mountfitchet, Essex CM24 8PL

-  Attractive office courtyard development
-  Six car parking spaces on site
-  Excellent self-contained office

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Location

The office is located in a small, attractive business park comprising renovated mill buildings completed approximately 35 years ago on the outskirts of Stansted Mountfitchet, an attractive and popular Essex village. Access to the business park is via Stoney Common Road and a single lane bridge off the B1383 which connects Bishop's Stortford with Newport and Saffron Walden to the north.

Riverside Business Park is well situated on the south side of Stansted and gives easy access to Bishop's Stortford, which is approximately 3 miles away, and the M11 junction (8) is approximately 5 miles with access to Stansted Airport. There are very good parking facilities within the scheme. There is a mainline railway service operating from either Stansted Mountfitchet (which is within walking distance of the business park) or Bishop's Stortford, both with regular services to London Liverpool Street and Cambridge.

Description

Available is a self-contained office building, offering well-presented accommodation arranged over two floors.

Upon entering the ground floor, you are welcomed by a reception area with WCs located to both the left and right. Beyond this lies a spacious open-plan office, complemented by a smaller adjoining office and a kitchenette.

A staircase leads to the first floor, which features a bright and airy open-plan office benefiting from excellent natural light. Off this space are two private offices, ideal for meeting rooms or training space.

Additionally, the property includes a generous loft space, suitable for storage, and benefits from six on-site car parking spaces.

Accommodation

GIA approx. 1,272 sq ft 118.17 sq m

Rent

£24,000 per annum (To be confirmed if VAT is payable on rent)

Terms

The property is available by way of a new fully repairing and insuring lease, for a minimum term of 3 years.



Business Rates

From the Local Rating Authority website, we understand that the unit is assessed for rates as follows:-

Rateable Value	£16,500
Rates Payable (2025/2026)*	£9,157.50

*Based on Standard UBR rate of 0.555

Interested parties should satisfy themselves as to the business rates payable by making their own enquiries with the Uttlesford Business Rates team and the Valuation Office.

Service Charge

The Tenant will be responsible for paying the annual service charge for maintaining the exterior of the business park. This is currently £996.05 plus VAT. This is for the period up to 31 March 2026. Please note this is subject to annual review and change.

Building insurance

The Tenant will be responsible for reimbursing the Landlord for the cost of the Building insurance. The current premium is £610 including insurance tax per annum. Please note this is subject to annual review and change.

Legal Costs

A Law Society lease will be used for this letting. The cost of preparation of the lease shall be £1,000 + VAT, which will be split 50/50 between the Landlord and ingoing Tenant.

EPC

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Viewings

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