

# OFFICE - TO LET

UIST HOUSE,  
GREAT CHESTERFORD COURT,  
SAFFRON WALDEN,  
ESSEX,  
CB10 1PF

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**1,854 sq ft**  
**172.24 sq m**

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- 0.2 miles from Great Chesterford Station
- Village Location
- Self-contained Office
- Parking provisions

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## LOCATION

The village of Great Chesterford is located approximately 4 miles north of Saffron Walden, 15 miles East of Royston and 13 miles South of Cambridge.

It is adjacent to the A11 and junction 9 of the M11, granting access to the regional and national road network. The property is located just 0.2 miles East of Great Chesterford railway station, which provides a direct service to London Liverpool Street with a journey time of approximately 1hr 11mins. Stansted Airport is located approximately 12 miles to the South of Great Chesterford at junction 8 of the M11. Saffron Walden is the closest town. Great Chesterford benefits from local amenities. The property forms part of the wider Great Chesterford Court office development.

## DESCRIPTION

Uist House consists of a self-contained, purpose built, three storey office building, understood to have been built in the late 1980s, within close proximity to Great Chesterford Railway Station (0.2 miles).

Internally, the office space is primarily open plan on the ground floor with a kitchenette incorporated at one end. Male and female WC are on the ground floor (including disabled). The first floor is a similar open plan layout. Both floors benefit from suspended ceilings with lighting incorporated into the panels. There is electric heating and three phase power in the property.

The second floor has restricted height and is more suitable for storage.

Floor plans available on request.

## EPC

E:111

## ACCOMMODATION

These measurements have been calculated on a Gross Internal Basis (GIA).

Ground Floor Office:	569 sq ft (52.86 sq m)
Frist Floor Office:	564 sq ft (52.00 sq m)
Second Floor Storage:	311 sq ft (29.00 sq m)
Total:	1,444 sq ft (134.00 sq m)

## RENT

£19,500 per annum +VAT exclusive.

## SERVICE CHARGE

Contact agent for further details.

## RATEABLE VALUE

The Property will need to be reassessed for business rates purposes.

## LEGAL COSTS

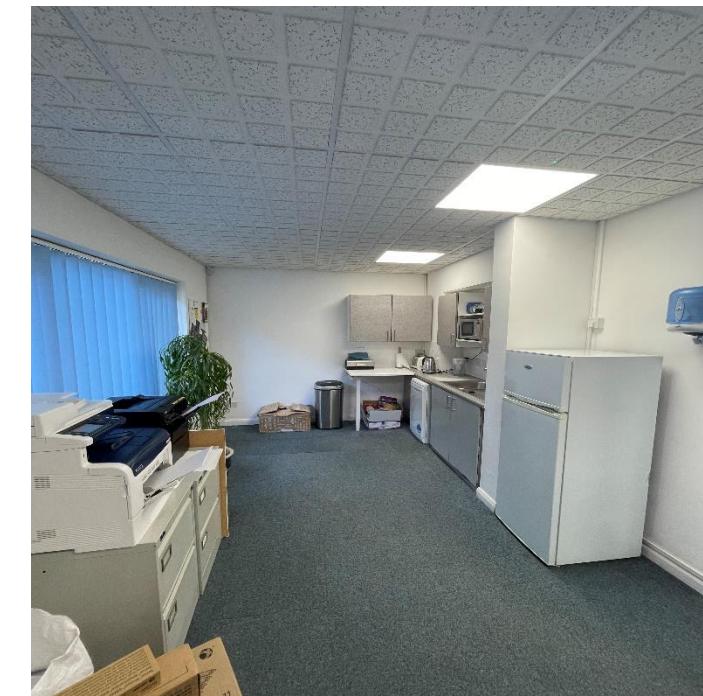
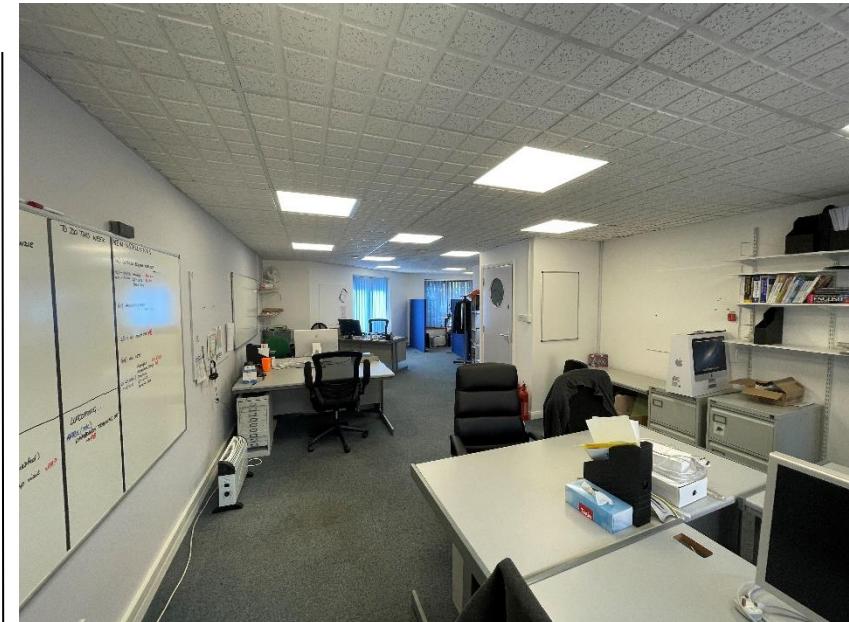
Each party to be responsible for the payment of their own legal costs.

## VIEWING

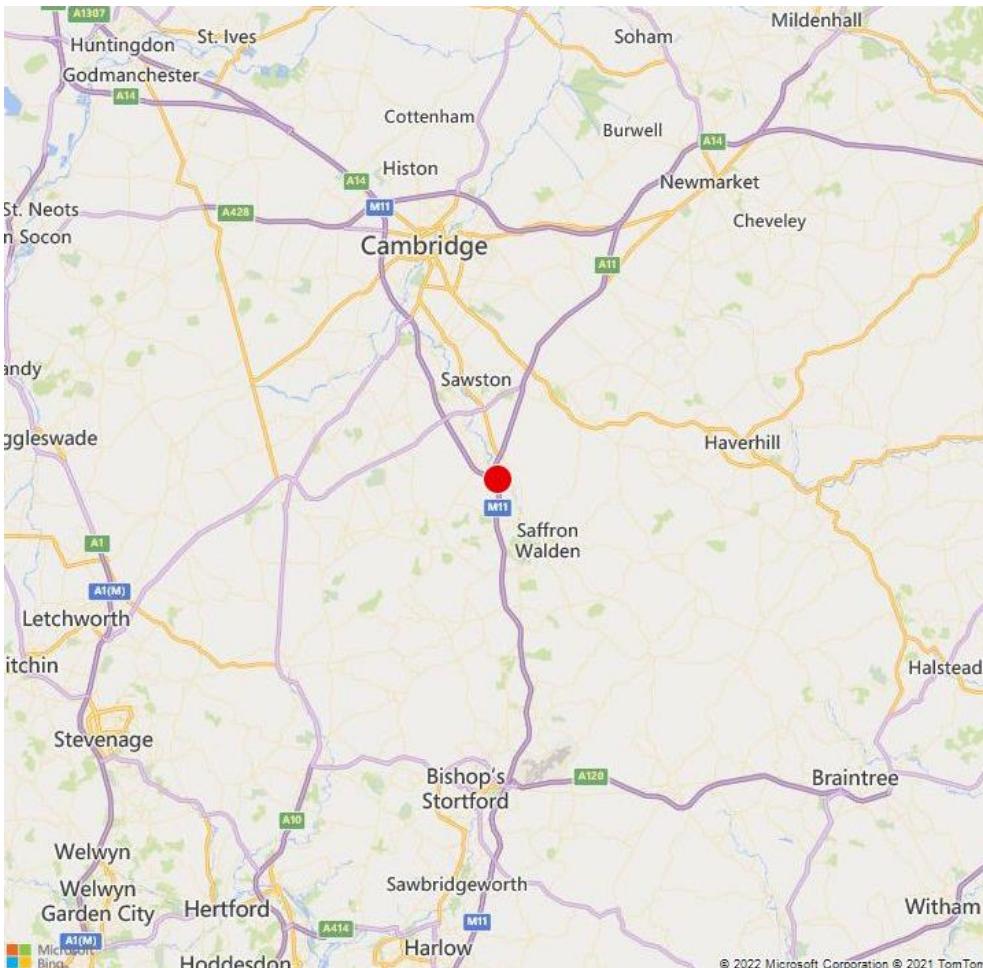
Strictly by appointment with agents.

## ANTI-MONEY LAUNDERING

In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.



## LOCATION MAP



### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations, warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us. September 2024 01223 751099



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