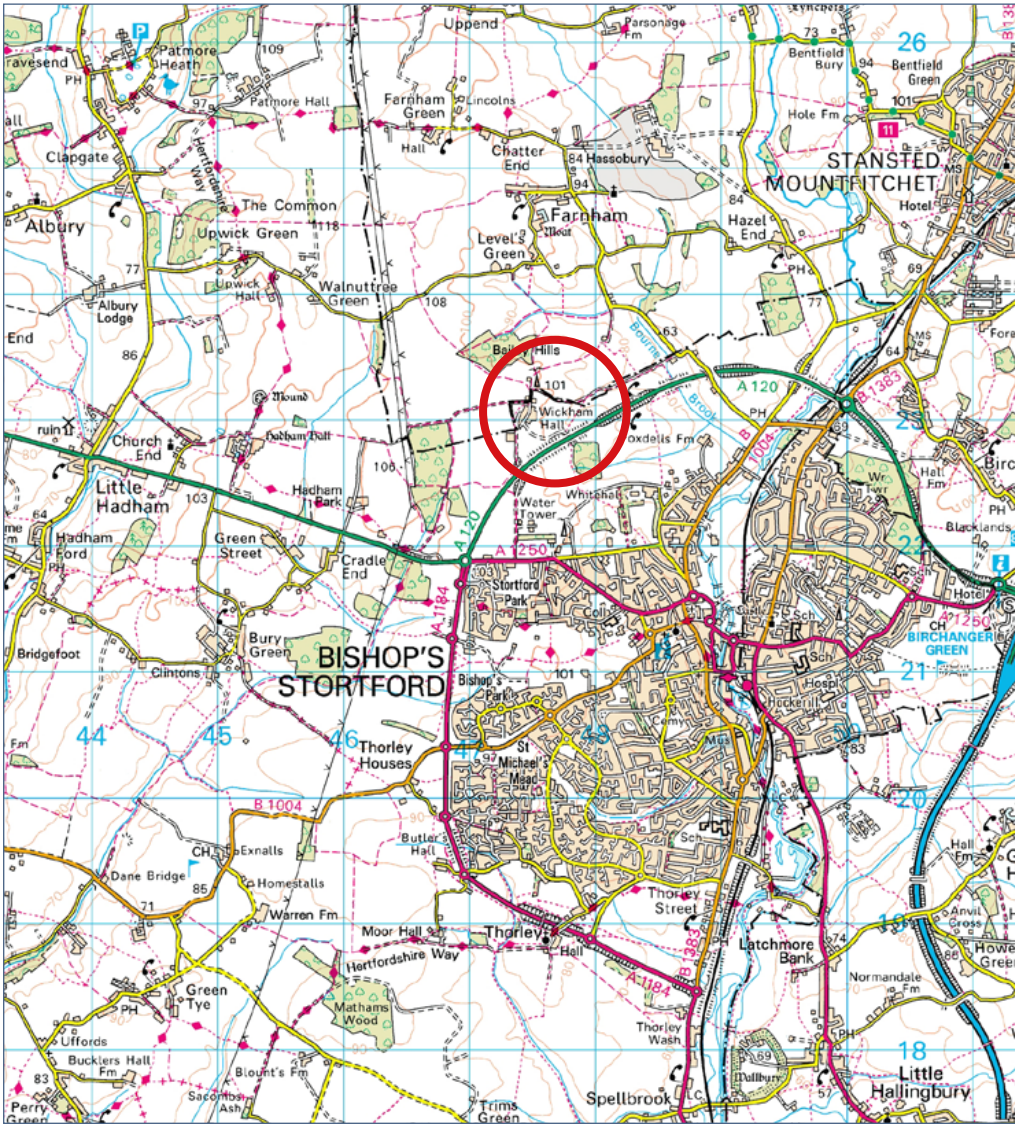




OFFICE UNITS TO LET

WICKHAM HALL, BISHOP'S STORTFORD, HERTFORDSHIRE, CM23 1JG

LOCATION AND SITE PLANS



VENDOR'S AGENT



SWORDERS

The Gatehouse, Hadham Hall,
Little Hadham, Ware,
Hertfordshire, SG11 2EB
Contacts: James Watchorn
and Hester Dalton
T: 01279 771188
E: james.watchorn@sworders.com
E: hester.dalton@sworders.com

VENDOR'S SOLICITOR



TEES SOLICITORS

Tees House,
95 London Road,
Bishop's Stortford,
Hertfordshire, CM23 3GW
T: 01279 755200

OFFICE SPACE TO LET – WICKHAM HALL

BISHOP'S STORTFORD, HERTFORDSHIRE, CM23 1JG

We are pleased to offer a rare opportunity to rent a range of high quality office spaces, situated in an idyllic rural location just outside the popular town of Bishop's Stortford. Wickham Hall boasts a range of impressive Grade II and curtilage Listed buildings, in addition to several modern utilitarian agricultural buildings, a selection of which underwent extensive restoration works in 2013 as part of Phase One and are already occupied. Phase Two of the works at Wickham Hall will see the refurbishment of the remaining buildings, in addition to the construction of two new buildings, to provide an additional nine units. In total, the complex will offer fourteen high quality units to rent.

Situated along the Hertfordshire and Essex border, Wickham Hall is located less than 1 mile from the popular market town of Bishop's Stortford. Wickham Hall's location offers excellent communication links along the M11 to Cambridge and Central London, rail services to Cambridge and London Liverpool Street stations via Bishop's Stortford as well as being just 7 miles from Stansted Airport.

BISHOP'S STORTFORD 1 mile – LONDON 33 miles – CAMBRIDGE 26 miles – STANSTED AIRPORT 7 miles

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH THE LANDLORD'S AGENT

SITE PLAN



Key

Unit 1	The Cart Shed	Unit 4	The Granary	Unit 7	Café/Restaurant	Unit 10 (a,b & c)	The Old Livestock Barn
Unit 2	The Wheat Barn	Unit 5	The Stables 1	Unit 8 (a,b,c & d)	Offices	Other	
Unit 3 (a & b)	The Barley Barn	Unit 6 (a & b)	The Stables 2	Unit 9 (a,b & c)	The Victorian Barn		





Phase One	Unit 1	The Cartshed	1,636 sq ft (152 sqm)
	Unit 2	The Wheat Barn	3,789 sq ft (352 sqm)
	Unit 3a	The Barley Barn	3,889 sq ft (361 sqm)
	Unit 3b	The Barley Barn	3,463 sq ft (322 sqm)
	Unit 4	The Granary	710 sq ft (66 sqm)
	Unit 5	1 The Stables	1,067 sq ft (99 sqm)
	Unit 6a	2 The Stables	540 sq ft (50 sqm)
	Unit 6b	2 The Stables	486 sq ft (45 sqm)
Phase Two	Unit 7	Café/Restaurant	3,196 sq ft (297 sqm)
	Unit 8a	The Office Building	798 sq ft (74 sqm)
	Unit 8b	The Office Building	2,185 sq ft (203 sqm)
	Unit 8c	The Office Building	721 sq ft (67 sqm)
	Unit 8d	The Office Building	947 sq ft (88 sq m)
	Unit 9a	The Victorian Barn	1,900 sq ft (177 sqm)
	Unit 9b	The Victorian Barn	112 sq ft (10 sqm)
	Unit 9c	The Victorian Barn	2,140 sq ft (199 sqm)
	Unit 10a	The Old Livestock Building	3,013 sq ft (280 sqm)
	Unit 10b	The Old Livestock Building	1,711 sq ft (159 sqm)
	Unit 10c	The Old Livestock Building	1,216 sq ft (113 sqm)

THE UNITS - PHASE ONE



Wickham Hall offers a unique opportunity to rent an extensive range of high quality offices, situated in an idyllic rural location within a historically important farmstead. Each building has been expertly restored and constructed to preserve the historic character and integrity of the site, whilst also providing high quality office space that meets the exacting needs of today's modern business environment. Located just outside the popular market town of Bishop's Stortford, Wickham Hall is ideally placed and offers excellent communication links to London, Cambridge and Stansted Airport.

DESCRIPTION

Wickham Hall comprises a range of traditional Grade II and Curtilage Listed buildings, in addition to several modern utilitarian agricultural buildings. Four of these buildings were converted during Phase One of Wickham Hall's development in 2013 and are now occupied.

Phase Two will see the conversion of the remaining buildings at Wickham Hall, in addition to the construction of two new buildings, following a recently secured planning consent (planning refs 3/17/0408/LBC & 3/17/0407/FUL). Works to Phase Two of the development are being progressed, with occupation anticipated to be available in 2019/2020. In total, once Phase Two is completed, Wickham Hall will offer 19 high quality units.

Each building will be built and designed sympathetically to reflect the demand for modern, high quality offices, whilst retaining as many of their original features as possible. The units will offer a variety of layouts and styles, situated within an elegantly landscaped setting. All the units will benefit from super-fast fibre optic broadband, under floor heating and ample parking, WC and kitchen facilities.

LOCATION

Wickham Hall is situated in a much sought after location just 1 mile outside the popular market town of Bishop's Stortford. This ideal location provides easy access along the M11 and A10 to London (33 miles) and Cambridge (26 miles) in addition to connections to Stansted Airport (7 miles). Bishop's Stortford's excellent rail links also offer direct connections to London (Liverpool Street 38 minutes), Cambridge and Stansted Airport.

THE UNITS - PHASE ONE

Unit 1 – The Cartshed

Converted during Phase One of the development at Wickham Hall in 2013, the Cartshed extends to approximately 1,636 sq ft (152 sq m) arranged in an open-plan format. Following a successful change of use application from B1 to Sui-Generis use in 2013, the unit is currently Let as a popular café/restaurant.

Unit 2 – The Wheat Barn

This historic Grade II Listed thatched barn was converted during Phase One of the development. The unit has been expertly converted to preserve its unique thatched roof and character features, whilst also providing a modern and spacious work environment. The unit is set over two floors and extends to approximately 3,789 sq ft (352 sqm). The Wheat Barn benefits from permission for B1 office use and is currently Let to a luxury jewellers.

Units 3a & 3b – The Barely Barn

This impressive Grade II listed barn has been divided into two units, extending to in total approximately 7,352 sq ft (683 sqm). The first of the Barley Barn's units benefits from D2 permission and is currently Let as a yoga and wellness centre. The second of the units benefits from permission for B1 office use, and is currently Let to a bespoke furniture company. The unit has been expertly converted to preserve its unique character, whilst also providing a contemporary and spacious work environment.

Unit 4 – The Granary

This traditional granary building was converted during Phase One of the development and extends to approximately 710 sq ft (66 sqm). The unit benefits from permission for B1 use and is currently Let to a home-technology solutions firm.

Units 5, 6a & 6b – The Stables

These units were the first to be converted at Wickham Hall and comprise of the former traditional stables for the farmhouse. Divided into three small but attractively sized units they are currently let to a beauticians, florists and fitness company respectively.



THE UNITS - PHASE TWO

THE UNITS - PHASE TWO

Unit 7 – Café/Restaurant Building

The first of the two new buildings to be constructed as part of Phase Two benefits from a recently granted planning permission for A3 use as a café/restaurant. The building will be designed and constructed sympathetically to its traditional surroundings, and will be situated in a picturesque setting overlooking the pond at Wickham Hall. The unit will extend to approximately 3,196 sq ft (297 sqm).

Units 8a, b, c & d – The New Office Building

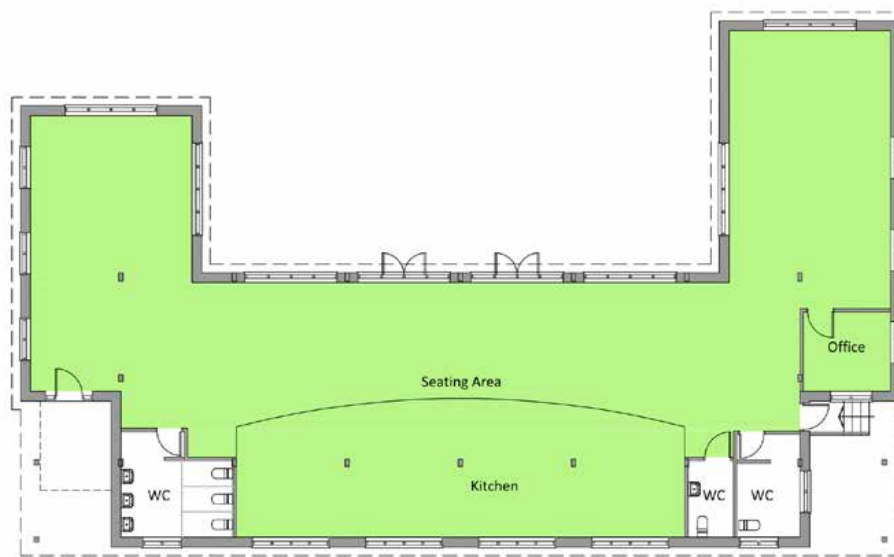
One of the two new buildings to be constructed as part of Phase Two. The building will consist of four units ranging from approximately 721 sq ft to 2,185 sq ft. All four units will benefit from permission for B1 office use.

Units 9a, b, c & d – The Victorian Barn

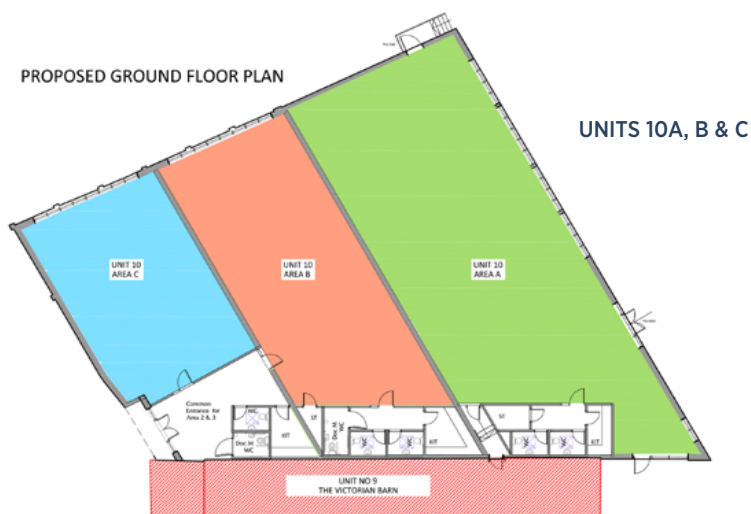
The Victorian Barn benefits from the recently secured permission for conversion to B1 office use. The building will be converted into a large office space set over three floors as part of Phase Two of the development at Wickham Hall. The building will consist of three units ranging from approximately 112 sq ft to 2,140 sq ft. All three units will benefit from permission for B1 office use.

Units 10a, b & c – The Old Livestock Building

This former agricultural building benefits from a recently secured planning permission to convert into three modern and spacious office units with B1 use. The largest of these units will extend to approximately 3,013 sq ft (280 sqm), with the other two units extending to approximately 1,711 sq ft (159 sqm) and 1,216 sq ft (113 sqm) respectively.



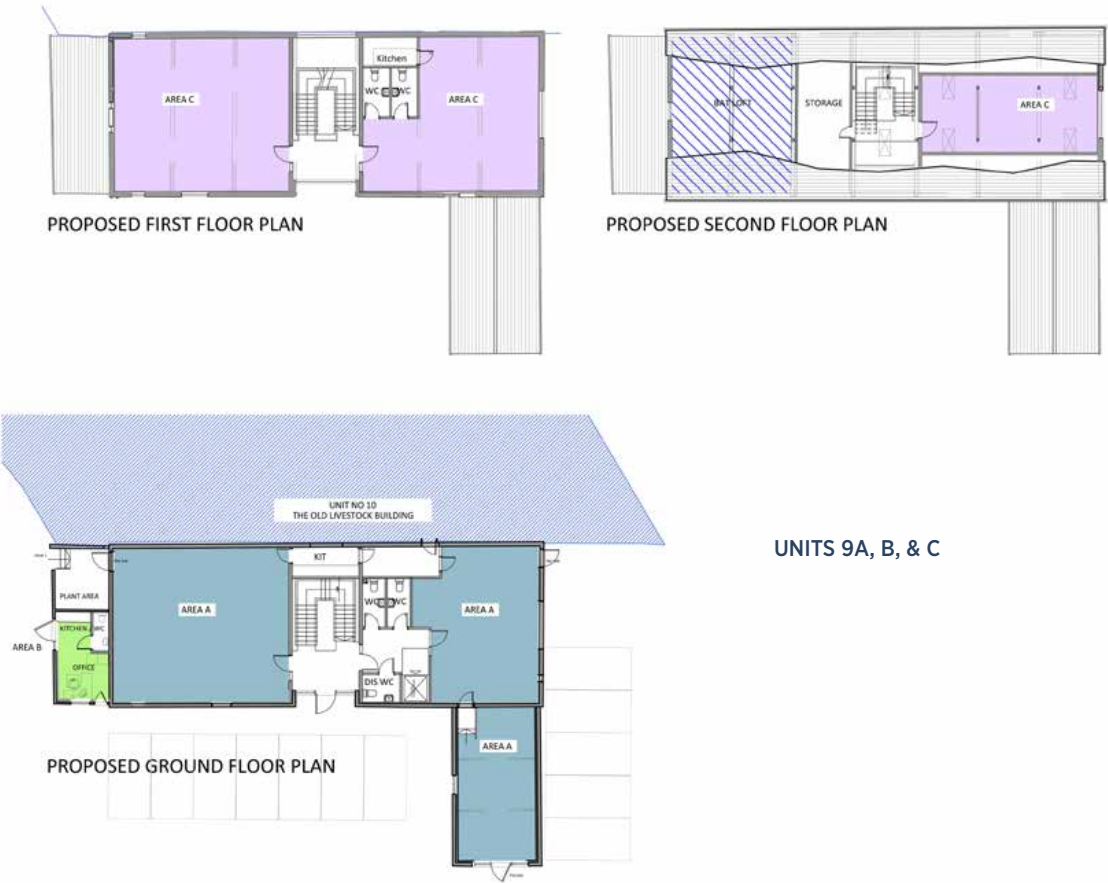
UNIT 7



FLOOR PLANS OF UNITS



UNITS 8A, B & C



UNITS 9A, B, & C





FACILITIES & SERVICES

All offices benefit from high performance fibre-optic broadband coverage, under floor heating, WC and kitchen facilities, ample car parking, shared outside space and a shared refuge facility.

The site benefits from a private water supply, three phase electricity, BT services and superfast broadband connection.

ACCESS

Access to Wickham Hall is off a private drive from the A1250 to the west of Bishop's Stortford.

TENANCY AGREEMENTS

A proposed lease will be agreed between parties prior to occupation and the length of the lease and terms are subject to agreement. An agreement to the lease and request of deposit monies, along with suitable references, is proposed in the event that a tenant is identified prior to the completion of the building.

SERVICE CHARGE

A service charge may be payable for maintenance of shared facilities and areas. This will be charged at £0.50 per sq ft and will be agreed with tenants prior to occupation. The landlord reserves the right to amend the charge rate in accordance with increases to the cost of maintaining the site as and when necessary.

PLANNING

All the offices benefit from planning permission for B1 office use. Interested parties should satisfy themselves of the suitability of the planning in place.

TERMS OF OCCUPATION

All terms should be discussed with the Landlord's Agent. Rent will be subject to VAT.

RATES

The Tenant will be liable for non-domestic business rates. The buildings have not yet been assessed for rates. Please contact VOA.gov.uk for further information.

VIEWINGS

Strictly by prior appointment with the Landlord's Agent. For further information, please contact Sworders on 01279 771188 or post@sworders.com.

PARKING

There is ample car parking available on site in the designated car park.

LOCAL AUTHORITY

East Herts District Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ. Tel: 01279 655261.

Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG13 8DQ. Tel: 0300 123 4040.

DIRECTIONS

Coming from the M11 exit at Junction 8 onto the A120 towards Bishop's Stortford. Follow the A120 for approximately 4 miles crossing two roundabouts. At the third roundabout take the first exit onto the A1250 towards Bishop's Stortford. Along the A1250 after 200 metres take the first turning on the right onto a tarmacked road signposted to Wickham Hall. Follow this road for 700 metres until the road forks. Take the right-hand fork, following the road round to the parking spaces at Wickham Hall.

IMPORTANT NOTICE

Sworders for itself and the Vendor give notice that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility and any intending Purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspecting or otherwise as to the correctness of them. Any measurements, areas, or distances referred to herein are approximate only. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise. No employee of Sworders has any authority to make or give any representation or warranty whatever in relation to this property. No responsibility can be accepted for the expenses incurred by any intending Purchasers in inspecting properties which have been sold, let or withdrawn. All plans included are not to scale and are based on Ordinance Survey Maps with the sanction of the Controller of HM Stationery Office. Crown Copyright Reserved. Please note that the areas of land have been measured from Ordinance Survey Data.

Photographs taken February and July 2017
Particulars prepared July 2017.



SURVEYORS | PLANNERS | ARCHITECTS

The Gatehouse, Hadham Hall, Little Hadham, Ware, Hertfordshire SG11 2EB T: 01279 77 11 88 www.sworders.com