

Moat Barn 3, Mole Hall Farm Estate, Cornells Lane, Widdington,
Saffron Walden, Essex CB11 3SS

WORKSHOP TO LET

56.132 SQ M

604 SQ FT



- Units for Storage with B1 & B8 Consent
- Quiet Rural Location
- Parking onsite

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

The Moat Barn 3, Mole Hall Estate, Cornells Lane, Widdington,
Saffron Walden, Essex CB11 3SS

WORKSHOP TO LET



Location

The barn is located at Mole Hall Farm Estate which is off Cornells Lane from Widdington Village, just south of Newport Village and near Saffron Walden.

Description

The property provides an open plan workshop space ideal for storage. The property has electricity, with over head lighting and a concrete floor. Tenants will have access to a communal WC where there is water. The property is accessed through a double door, that is 2.9 meters in width.

Accommodation

Gross internal area:

Total: 56.132 sq m 604 sq ft

Rent

£5,500 + VAT per annum.

The premises are available on flexible terms. Please note the rent is to be paid monthly in advance.

Hours of Access

Access to the premises shall be restricted at evening times, no noise/work permitted between 8pm and 7am.

Legal Costs

A Law Society lease will be used for this letting. The of cost and preparation of the lease shall be £700 + VAT, the cost of which is split 50/50 between landlord and the ingoing tenant.

Viewings

For further information please contact:

George Warburton:

Office: 01279 758758

Mobile: 07957 483057

Email: george@cokegearing.co.uk

Disclaimer: Coke Gearing Consulting for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. 2) Coke Gearing Consulting cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy. 3) Rents quoted in these particulars maybe subject to VAT addition. 4) Coke Gearing Consulting will not be liable in negligence or otherwise for any loss arising from the use of these particulars and 5) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to the fitness of such items for their requirements. 6) No employee of Coke Gearing Consulting has any authority to make or give any representation of warranty or enter into any contract whatever in relation to the property. April 2014