

Unit 1, 3 & 4 Mill Farm, Great Munden, Ware SG11 1JR

# INDUSTRIAL TO LET



- Situated 3 miles west of the A10
- M25 and M11 both accessible
- On-site parking
- Units of varying sizes
- Available from September 2019

**Coke Gearing**  
consulting  
Chartered Surveyors

[www.cokegearing.co.uk](http://www.cokegearing.co.uk)

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# INDUSTRIAL UNITS TO LET



## Location

The units are located near Buntingford and Standon with good access to the A10 and the A120, which leads to Bishop's Stortford, Stansted Airport and the M11 motorway. These units benefit from good access to M25 Junction 25, approximately a 30-minute drive down the A10.

## Description

The three units were previously used as farm buildings and have a blockwork base with a cladding upper. The units are accessed via roller shutter or sliding doors. There is a shared toilet within the estate and III Phase power running to each unit.

## Accommodation

Unit 1:	3,347 sq ft	310.94 sq m
Unit 3:	6,372 sq ft	591.97 sq m
Unit 4:	4,908 sq ft	455.96 sq m

## Rent

Unit 1:	£15,750 per annum
Unit 3:	£30,000 per annum
Unit 4:	£24,500 per annum

## Legal

Each party to pay their own legal costs.

## Terms

Available from September 2019 for a lease term to be agreed

## EPC

Rated as agricultural buildings and EPC exempt.

## Viewings

For further information please contact:

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