

Moat Barns 1 and 2, Mole Hall Farm Estate, Cornells Lane,
Widdington, Saffron Walden, Essex CB11 3SP

WORKSHOP/STORAGE **TO LET**

698 sq ft – 1,461 sq ft (64.85 – 135.73 sq m) available



- Units for Storage/Workshop with B1 & B8 Consent
- Quiet rural location
- Parking on site
- Variety of businesses on the estate

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

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Saffron Walden, Essex CB11 3SP**

WORKSHOP/STORAGE TO LET



Location

The barns are 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 two open plan workshop / storage units which can be split or taken as two combined units as they are currently connected. The property has electricity, with overhead lighting and a concrete floor. Tenants will have access to a communal WC and kitchenette where there is water.

The premises are accessed through two double doors.

Accommodation (approximate only)

Gross external area:

Moat Barn 1	763 sq ft	70.88 sq m
Moat Barn 2	698 sq ft	64.85 sq m

Total 1,461 sq ft 135.73 sq m

Rent

Moat Barn 1: £6,250 per annum

Moat Barn 2: £5,750 per annum



Business Rates

We understand from enquiries made via the Valuation Office Agency website that the whole premises currently has the following assessment:

Rateable Value: £7,300

The ingoing occupier should be entitled to 100% small business rate relief but we ask that you make your own enquiries with the local Valuation Office or Uttlesford District Council.

Hours of Access

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

Legal Costs

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

Viewings

For further information please contact:

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