

Coke Gearing

consulting

Chartered Surveyors

The Grain Store, Matching
Hall Farm, Matching, Harlow,
Essex CM17 0QZ

- Self-contained secure storage unit
- Suitable for storage and light commercial use
- Attractive and secure rural location
- 3-Phase power supply
- Good sized yard area
- Staff parking available on site



TO LET

LOCATION

The property is situated in a quiet, rural and secure location in between the villages of Matching Tye and Matching Green and is accessed via Matching Tye Road just off Down Hall Road.

The unit is also within easy reach of both Harlow and Bishop's Stortford and from either one can easily access the M11.

Please bear in mind there is no access to the unit from the north entrance off Church Road.



DESCRIPTION

The property comprises a detached storage/warehouse unit of steel portal frame construction with clad elevations, suitable for a range of storage and light commercial uses.

The unit benefits from a generous front yard, two roller shutter doors, pedestrian access, on-site staff parking and a three-phase power supply. Internally, the warehouse has recently been refurbished with a new floor and provides an eaves height of approximately 3.0 m, rising to 7.4 m at the apex.

Total sq ft – 11,440 sq ft

Floor areas stated are Gross Internal Area (GIA) and are approximate. Interested parties should verify all measurements independently



TENURE

Leasehold

PRICE

£60,000 per annum

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

BUSINESS RATES

Please note that the property has not yet been assessed for business rates. Should an assessment be made at any time during the tenancy, the Tenant will be responsible for the payment of any business rates applicable to the unit.

ENERGY PERFORMANCE CERTIFICATE (EPC)

To be assessed

ANTI MONEY LAUNDERING

In accordance with the latest Anti-Money Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

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Details prepared on 07/05/26