







Workshop & Storage | **TO LET**

1,508 sq ft – 2,703 sq ft | 102.93 sq m (approx.)

Corn Barn 1, 2 & 4, Mole Hall Farm Estate, Cornells Lane, Widdington, Saffron Walden, Essex CB11 3SS

-  Newly constructed industrial units
-  Full height automatic roller shutter doors
-  7m internal eaves height
-  Quiet rural location

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Location

The premises are located along Cornells Lane from Widdington village, just south of Newport village and near Saffron Walden. The former Mole Hall Wildlife Park (part of the Estate) is clearly signposted from the B1383 and junction 8 of the M11.

Description

On offer are these brand-new semi-detached industrial units constructed of part block-work and a steel portal frame under a pitched roof with an internal eaves height of 6 m rising to 7 m and concrete flooring.

Each unit benefits from its own forecourt area for loading/unloading purposes and parking.

NO MOTOR TRADE ALLOWED

Accommodation

Corn Barn 1:	2,703 sq ft	251.11 sq.m
Corn Barn 2:	1,508 sq ft	140.09 sq m
Corn Barn 3:	LET	
Corn Barn 4:	1,830 sq ft	170.01 sq m

Rent

Corn Barn 1:	£30,000 per annum
Corn Barn 2:	£16,500 per annum
Corn Barn 3:	LET
Corn Barn 4:	£20,100 per annum

The ingoing Tenant will be responsible for paying all bills and outgoings associated with the unit.



Business Rates

We understand from enquiries made via the Valuation Office Agency website that these units currently have the following assessment:

Rateable Value: TO BE ASSESSED

Legal Costs

A Law Society lease will be used for this letting. The cost of preparation of the lease shall be £1,000 + VAT, which will be split 50/50 between the Landlord and ingoing Tenant.

Terms

The property is available by way of a fully repairing and insuring lease, terms to be agreed.

VAT

VAT chargeable at the current rate.

Service Charge

There is currently no service charge in place but there may be one implemented later. The Tenant will be responsible for paying their fair share.



Viewings

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