Cowbarn 4, Mole Hall Farm Estate, Cornells Lane, Widdington, Saffron Walden, Essex CB11 3SS

# WORKSHOP/STORAGE TO LET

605.17 sq ft (56.22 sq m)



- Storage/Workshop
- Quiet rural location
- Parking on site
- Variety of businesses on the estate



# Cowbarn 4, Mole Hall Estate, Cornells Lane, Widdington, Saffron Walden, Essex CB11 3SS

# 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 an open plan workshop / storage unit. 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:

Cowbarn 4 605.17 sq ft 56.22 sq m

### Rent

Cowbarn 4: £6,250 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:

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, encessary 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. May 2019