

Coach House 2 & 3 , Parvilles Farm, Sparrows Lane,
Hatfield Heath, Bishop's Stortford, Herts CM22 7AT

STORAGE UNITS **TO LET**

1,905 – 3,810 sq ft / 177 – 354 sq m



- Brand new storage units
- Attractive and secure farm location
- Ample on-site parking available

Coke Gearing
consulting

Chartered Surveyors

www.cokegearing.co.uk

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Location

The property is located in an attractive, secure farm location close to the village of Hatfield Heath, within easy reach of the A1060 which provides access to the towns of Harlow and Bishop's Stortford. The main entrance to the farm is opposite the Down Hall Hotel entrance with a separate electric gated exit route which leads onto Sparrows Lane.

Description

The units are built from a steel and portal frame, with the lower elevation being concrete panels and steel cladding above. Each unit has a polished concrete floor and an electric roller shutter door. Water, 3 phase electricity and foul drainage will be connected to the unit. Port a cabin toilet facilities in the units have been provided from the Landlord.

The units will have a minimum eaves height of 5.3 m rising to 7.6 m. The roller shutter will measure 4.5 m wide and 5 m high.

Car parking is available on site, outside the unit and in an overflow area.

Accommodation

Gross internal areas

Coach House 2	177 sq m	1,905 sq ft
Coach House 3	177 sq m	1,905 sq ft

TOTAL	354 sq m	3,810 sq ft
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Rent

£20,000 + VAT per annum per unit

Use allowed

STORAGE ONLY

Terms

Terms to be negotiated with the Landlord.

EPC

TBC.

Business Rates

The units have not yet been rated; however, the ingoing Tenant will be responsible for paying when they are rated.

Service Charge

There is an estate service charge to cover maintenance of the common areas. The service charge budget is currently £10 per week.

Insurance

The Tenant will be required to reimburse the Landlord for the annual buildings insurance at £TBC. The Tenant will be responsible for arranging and paying for their own contents insurance.

Utilities

The ingoing Tenant is responsible for all cost associated with the unit. The Landlord shall invoice the Tenant on a monthly basis.

Access Hours

Monday to Friday 6 am to 8 pm, Saturdays 8 am to 5 pm, Sundays & bank holidays no access.

Viewings

For further information please contact:

Henry Warburton:

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