



Workshop/Storage Unit | **TO LET**

740 sq ft | 68.79 sq m (approx.)

Moat Barn 1, Mole Hall Farm Estate, Cornells Lane, Widdington, Saffron Walden, Essex CB11 3SS

-  Quiet rural location
-  Parking on site
-  Automatic roller shutter door
-  Three Phase power

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Location

The premises are located off 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

Moat Barn 1 is an open plan warehouse unit benefitting from a 3 m wide x 3 m height automatic roller shutter door and an approximate eaves height of 3 m. There is three phase power to the unit and a communal kitchenette and WC on site.

Interested parties should be aware that the unit has no allocated parking spaces; however, it will be possible to park outside the unit without causing any congestion to the neighbouring tenants. Additional parking may be available if required.

Accommodation

GIA approx.	740 sq ft	68.79 sq m
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Rent

£8,000 per annum

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



Business Rates

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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