



Workshop & Office | **TO LET**

1,108 sq ft | 102.93 sq m (approx.)

Unit A, 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 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

The property provides good workshop and office accommodation. Within the self-contained unit there are separate WCs, a kitchenette, automatic roller shutter door and an open plan office/workshop area.

The premises comprise hard flooring, plastered painted walls and strip lighting. The property benefits from 3 car parking spaces with additional parking if required. The property also benefits from perimeter power points and good natural light.

There are security bars on the windows and there is a gated access to the unit which will be accessible via a security code.

Accommodation

GIA approx.	1,108 sq. ft	102.93 sq. m
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Rent

£12,000 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 Agency website that the property currently has the following assessment:

Rateable Value: £9,100

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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