



Industrial unit | **TO LET**

2,800 sq ft – 12,464 sq ft (approx.)

Unit 1 – 3 Ronell Place, 41a Shire Hill, Saffron Walden, Essex

CB11 3AQ

-  Located on an established industrial estate
-  Close proximity to the M11, providing quick access to the M25 & A14
-  Good parking provisions
-  Available via a new lease from September 2025 on terms to be agreed

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Location

Saffron Walden is a popular and rapidly expanding market town located in the Uttlesford district of Essex, 12 miles north of Bishop's Stortford, 15 miles south of Cambridge and 43 miles north of London. By road, the M11 can be accessed at junction 6; Bishop's Stortford and Stansted Airport are within 19 miles.

Ronell Place is located to the rear of The Shire Hill Industrial Estate, located off the Thaxted Road on the Eastern side of town. It is the main commercial area of the town.

Saffron Walden is served by Audley End Station less than 3 miles away, which provides regular services to London Liverpool Street Station in approximately 55 minutes and Cambridge in 20 minutes.

Description

1 -3 Ronell Place is on a self-contained site of approx. 0.5 acres. The three units are arranged in a "L" shaped terrace, built in 2005 of steel portal frame construction with blockwork and clad walls under a pitched roof.

Part of the frontage for each unit has double glazed panelling allowing for good natural light for the ground and first floor offices. The offices are accessed by the main pedestrian doors which open onto ground floor office / receptions areas. On the ground floors there are WC's, Kitchenettes and further office space. Stairs access the first floor where there are more meeting rooms and office space.

The warehouse areas are accessed via an electric roller shutter door measuring 4m wide by 5m high, there is also pedestrian access via the offices. The units have an eaves height of 6.1m rising to 6.9m. Externally, the units benefit from a small loading area and a shared larger service yard.

Accommodation (GIA approx.)

Unit 1:	2,880 sq ft	267.5 sq m
Unit 2:	3,206 sq ft	297.7 sq m
Unit 3:	6,378 sq ft	592.6 sq m
Total:	12,464 sq ft	1,157.9 sq m





Rent

Unit 1: £ROA
Unit 2: £ROA
Unit 3: £ROA

Business Rates

The property has a rateable value of £39,250, equating to rates payable of circa £19,585.75 per annum, assuming a UBR of 49.9p.

Services

We understand that mains electricity, gas, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Terms

The property is available by way of a new lease from October 2025 on terms to be agreed.

EPC

C - 59.

VAT

VAT chargeable at the current rate.

Service Charge

£ TBC

Insurance

£ TBC

Viewings

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