



Workshop/Storage Unit | **TO LET**

605 sq ft | 56.22 sq m (approx.)

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

-  Double doors
-  Quiet rural location
-  Parking on site
-  Open plan workshop/storage unit

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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

The property provides an open plan workshop / storage unit. The property has electricity, with overhead lighting, a concrete floor and can be accessed via double doors. Tenants will have access to a communal WC and kitchenette where there is water.

Accommodation

GIA approx.	605 sq ft	56.22 sq m
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Rent

£6,750 per annum exclusive

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

Hours of Access

Access to the premises shall be restricted at evening times, no noise/work permitted between 8pm and 7am.



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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