



Straw Barn 1 & 2, Mole Hall Farm, Cornells Lane, Widdington, CB11 3SS

Workshop/Storage | TO LET

759 sq ft | 70.55 sq m (approx.)

- Quiet rural location
- Parking on site
- Additional space available if required
- Full height roller shutter door

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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 sign posted from the B1383 and junction 8 of the M11.

Description

- Height of unit is 4.686 m to the lowest eaves point.
- 4 m wide by 4.6 m height on roller shutter and has an electric motor.
- High bay lights .
- Some 13 Amp sockets. No three phase.
- Water and drains are connected to each unit so a WC could be installed if required.
- There is a communal kitchenette and WC on site.

Accommodation

Accommodation (approximate only)

Measured on a Gross Internal Area basis:

Unit 1: 759 sq ft 70.55 sq m

Unit 2: 759 sq ft 70.55 sq m

Rent

Unit 1: £8,500 per annum

Unit 2: £8,500 per annum

Terms

To be let on a new full repairing and insuring lease, for a term to be agreed.

Business Rates

Interested parties are advised to make their own enquiries with the Local Rating Authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

Anti-Money Laundering

In accordance with the latest Anti Money Laundering legislation, the Tenant / Purchaser will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.

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.

VAT

VAT charged at the current rate



Viewing strictly by appointment via:

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