

Coke Gearing

consulting

Chartered Surveyors

2 & 3, The Old Stables, Mole Hall
Farm Estate, Cornells Lane,
Widdington, Saffron Walden,
Essex CB11 3SS

- Quiet rural location
- Parking on site
- Double doors
- Additional space available if required



TO LET

LOCATION

These units 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 premises comprises a brick and blockwork frame with concrete flooring. The property benefits from perimeter power points and good natural light, in addition to double door access on the unit. There is heating supplied in the unit and a communal kitchenette and WC on site close by.

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	Sq ft (approx.)	Sq m (approx.)
2, The Old Stables	816	75.80
3, The Old Stables	747	69.39

Floor areas stated are Gross Internal Area (GIA) and are approximate. Interested parties should verify all measurements independently



TENURE

Leasehold

PRICE

2, The Old Stables: £9,000 per annum
3, The Old Stables: £8,750 per annum

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

To be assessed

ANTI MONEY LAUNDERING

In accordance with the latest Anti-Money Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

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Details prepared on 13/05/2026