

Coke Gearing

consulting

Chartered Surveyors

Barn 1, Rickling Hall, Rickling Green, Saffron Walden, Essex
CB11 3YJ



To Let

Timber Barn 762 sq ft 70.8 sq m

- Traditional timber barn
- Separate office areas
- Good on-site car Parking
- Established Business Location
- Excellent Access to A12

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LOCATION

The property is located in an attractive, secure estate location close to the village of Rickling Green, within easy reach of the B1383 which provides access to the town of Bishop's Stortford and Saffron Walden. The main entrance to the estate is through the main estate electric gates, providing privacy and security for tenants.

DESCRIPTION

Barn 1, is a traditional timber barn that could be used for a variety of business purposes. It has two separate office areas, a kitchen and useable entrance hall.

A VARIETY OF BUSINESS USES MAY BE CONSIDERED.

There are communal separate WCs on site which are located within The Storeroom building. Car parking is available, with circa eight spaces, alongside and at the end of the buildings. More parking available by negotiation.

Excellent Internet connection, subject to fee.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Barn 1	762	70.8
Total	762	70.8

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



TENURE

The property is available for a minimum term of two years; all other terms subject to negotiation.

PRICE

£11,000 per annum exclusive

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)

Has been commissioned.

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 & PROFESSIONAL COSTS

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

LAW SOCIETY LEASE

The ingoing tenant will be required to contribute £500 + VAT towards the preparation of a Law Society Lease and associated documents.

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Details prepared on 18/04/2026