

Coke Gearing

consulting

Chartered Surveyors

Church End Farm, Hadham
Industrial Estate, Church
End, Little Hadham SG11 2DY

Investment Opportunity – Tenanted Detached Warehouse with Development Upside

- Rare freehold / investment opportunity
- Suitable for investors, developers or owner occupiers
- 18,600 sq ft warehouse which is currently under-rented
- An additional 1.23 acres of agricultural land
- Extant planning permission for agricultural storage buildings

WWW.COKEGEARING.CO.UK



For Sale

LOCATION

Church End Farm is situated in the hamlet of Church End within the village of Little Hadham, Hertfordshire, approximately 3 miles north of Bishop's Stortford and 25 miles north of London. The property benefits from a rural setting while maintaining strong regional and national connectivity.

The farm is accessed via A roads linking directly to the A120, providing an east-west arterial route between Bishop's Stortford and Ware. The A120 connects to the M11 (Junction 8) approximately 6-7 miles to the east, offering direct north-south access to Cambridge and London. The A10 is also accessible to the west via Ware, providing an alternative strategic route to London and the wider motorway network.



DESCRIPTION

The Cold Store, Church End Farm, Little Hadham

An attractive opportunity to acquire a well-presented, income-producing detached warehouse investment, currently let to a tenant.

The property is of steel portal frame construction and offers excellent internal height, modern services and a mezzanine office providing functional ancillary accommodation.

Externally, the building benefits from a substantial covered front canopy suitable for loading and storage, together with generous yard space and on-site parking.

- **Specification**
 - Eaves height: 7.3m | Ridge height: 10.5m
 - Two electric roller shutter doors
 - LED lighting and three-phase power
 - Diesel-fired heating
- **Internal**
 - Mezzanine office accommodation
- **External**
 - Large open-sided front canopy
 - Parking to the south
 - Yard area to the west

Accommodation	Sq ft (approx.)	Sq m (approx.)
Ground floor warehouse	11,195	1,040
First floor offices	1,001	93
Canopy	6,404	595
Total	18,600	1,728

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

TENANCY DETAILS

Igloos Ltd, Company Number: 03494862
They specialise in the supply and installation of luxury temporary loos and permanent toilets and washroom solutions.

TENANT FINANCIALS

Accounts are available on request. The property is let to a well-established and financially robust trading company. The Tenant has strengthened its balance sheet year-on-year, demonstrating profitability, prudent management and long-term occupational commitment, providing investors with a secure and credible income stream.

LEASE DETAILS

A Full Repairing and Insuring (FRI) lease, subject to a Schedule of Condition. For a term of 5 years expiring 30 April 2028. The lease is excluded from the Landlord and Tenant Act 1954, Part II as amended.

RENT

The current passing rent of £83,763 + VAT is currently set at under market rental levels providing an investor with a reversionary lease and an add value opportunity.

DESCRIPTION

AGRICULTURAL LAND WITH EXTANT PLANNING PERMISSION

The northern side of the site is agricultural land of circa 1.1 acres which makes up approximately half of the site. This land has extant planning permission for agricultural buildings totalling approximately 20,000 sq ft.

APP NO: 3/02/2233/FP, 12 February 2003. Decision notice available on request by the agent.

Extant planning permission has been satisfied and documented in April 2008 following the construction of the building's footings.

Subject to an application for a change of use this site could also be ideal for commercial storage for an owner occupier or investor.

- **Site**
- Circa 1.23 acres of agricultural land
- Planning permission for agricultural buildings
- Potential for commercial land use subject to planning

TENANCY AT WILL AGREEMENT

Let to Hadham Van Sales Ltd on a flexible Tenancy at Will, comprising approximately 400 m² of yard space at Church End Farm, Little Hadham, producing £9,996 per annum (£833 pcm), with a £2,500 deposit held; terminable at any time, with use restricted to commercial vehicle parking/storage and access limited to 8:00 am–5:00 pm Monday–Friday and 8:00 am–12:00 pm Saturdays (no Sunday use or Bank Holiday use).

TENURE

Freehold

PRICE

£2,200,000 + VAT

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)

C – 60 valid till June 2036

ANTI MONEY LAUNDERING

In accordance with the latest AntiMoney 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 30/04/26