

Coke Gearing

consulting

Chartered Surveyors

Unit C, Mole Hall, Widdington, Saffron Walden, Essex CB11
3SP



To Let

Workshop/Office
1,537 sq ft 142.79 sq m.

- Self-contained workshop and office
- Quiet rural location
- Parking on site

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LOCATION

The premises is 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

The property provides good workshop and office accommodation. Within the self-contained unit there are separate WCs, a kitchenette/sink, a meeting room and open plan office/workshop space.

The premises comprise hard flooring, wooden beams, plastered painted walls and strip lighting. The property benefits from good car parking - five spaces with additional parking if required. The property also benefits from perimeter power points and good natural light. There are security bars on the windows and there is a gated access to the unit which will be accessible via a security code.

. The re is a minimum eaves height of 2.23 metres.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Workshop/office, WCs, Kitchenette and storage	1,537	142.79
Total	1,537	142.79

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



TENURE

The premises are available on flexible terms.

PRICE

£10,000 per annum.
The ingoing Tenant is responsible for paying all bills and outgoings on top of the rental.

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

The property has a ratable value of £17,250. Interested parties are advised to make their own enquiries with the Local Rating Authority to confirm their liabilities and rates payable. Further information can be found at www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE (EPC)

To be confirmed

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

The cost and preparation of the lease shall be split 50/50 between the Landlord and the ingoing Tenant.



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Bishop's Stortford | 01279 758758

Chelmsford | 01245 676938

Colchester | 01206 932460



FELICITY THOMAS

01279 758758

felicity@cokegearing.co.uk

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Details prepared 15/05/2026