

Coke Gearing

consulting

Chartered Surveyors

Britannia Works, Arkesden Road,
Clavering, Saffron Walden, Essex
CB11 4QU

Commercial Building and Yard

- Freehold opportunity
- 3,705 sq ft (344 sq m)
- Electric shutter door
- 3 phase power
- Rural location



For Sale

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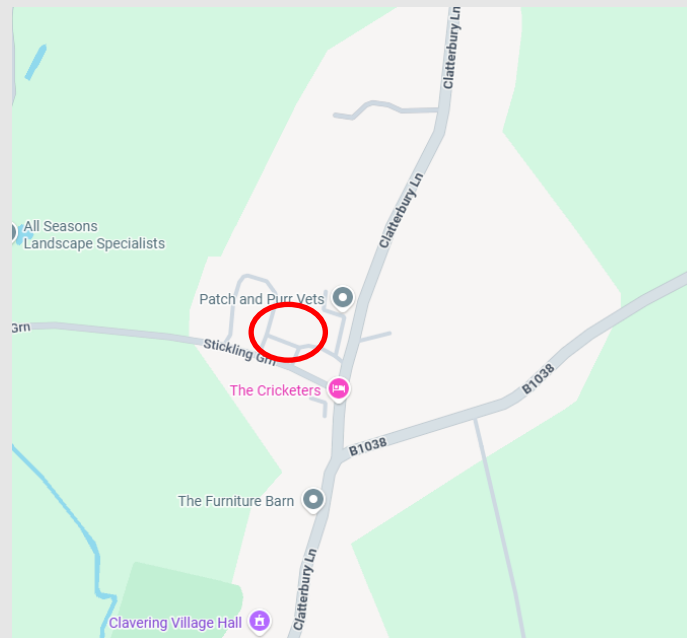
LOCATION

Britannia Works is situated on Arkesden Road in the village of Clavering, approximately 5 miles north of Saffron Walden. The property benefits from a rural yet accessible location, with convenient connections to the surrounding towns and wider road network. Saffron Walden provides a range of retail, leisure and commercial amenities, while the nearby A11 provides access towards Cambridge and the M11 motorway.

DESCRIPTION

The property comprises a well-appointed commercial unit extending to approximately 3,705 sq ft, offering versatile accommodation suitable for a range of occupiers. The premises benefit from an office at the front, tall eaves, an electric shutter door, three-phase power and a spacious mezzanine providing additional storage or workspace. Externally, there is a generous yard area providing useful loading, access and parking provision. Further benefits include oil-fired heating and LED lighting throughout.

- 3 phase power
- Large electric shutter door
- Spacious mezzanine
- Front yard area
- Oil-fired heating
- LED lighting
- Mains water supply



SIZE

3,705 sq ft (344 sq m)

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

PRICE

Freehold sale at £495,000

SERVICE CHARGE

No service charge applicable

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

EPC

Rating – D

Use Class

We understand that the property has E Class planning consent. All parties are obliged to collaborate.

VAT

Is not applicable.

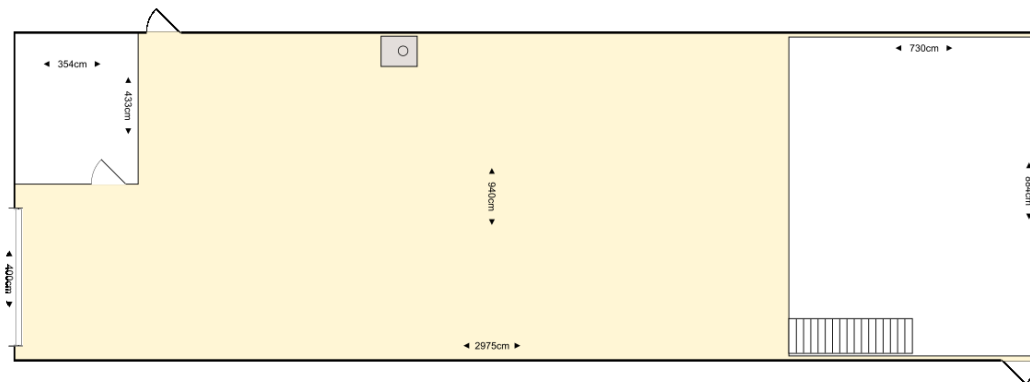
All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

Legal Fees

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

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 26/08/26