

# Coke Gearing

consulting

Chartered Surveyors

Corn Barn 1, 1a & 4, 4a, Mole  
Hall Farm Estate, Cornells  
Lane, Widdington, Saffron  
Walden, Essex CB11 3SS

- Newly Constructed industrial units
- Full Height roller automatic roller shutter doors
- 7m internal eaves height
- Quiet rural location



TO LET

# LOCATION

The premises are located along 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.

- Discreet and secure location
- Ideal for Storage



# DESCRIPTION

On offer are these brand-new semi-detached industrial units constructed of part block-work and a steel portal frame under a pitched roof with an internal eaves height of 6 m rising to 7 m and concrete flooring.

Each unit benefits from its own forecourt area for loading/unloading purposes and parking.

The ingoing Tenant will be responsible for paying all bills and outgoings associated with the unit.

| Accommodation    | Sq ft (approx.) | Sq m (approx.) |
|------------------|-----------------|----------------|
| Corn Barn 1 & 1a | 1,310           | 121.70         |
| Corn Barn 1A     | 1,310           | 121.70         |
| Corn Barn 4      | 900             | 83.61          |
| Cow Barn 4A      | 900             | 83.61          |

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

# TENURE

Leasehold

# PRICE

Corn Barn 1a & 1b: £15,000 per annum each  
Corn Barn 4 & 4a: £10,000 per annum each

# LEGAL & PROFESSIONAL COSTS

A Law Society Lease shall be used for this tenancy, costing £1000 + VAT, which will be split equally between the landlord and tenant.

# 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](http://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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## Chartered Surveyors

Bishop's Stortford | 01279 758758

Chelmsford | 01245 676938

Colchester | 01206 932460



**FELICITY THOMAS**

07961 778 135

felicity@cokegearing.co.uk



**Matthew Fleming**

07957 483057

Matthewfleming@cokegearing.co.uk

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Details prepared on 13/8/26