



BARRELL RESOLVE HOUSE, SHIRE HILL, SAFFRON WALDEN, CB11 3AQ

TO LET | LIGHT INDUSTRIAL / WAREHOUSE UNIT: 21,933 SQ FT (2,038 SQ M)



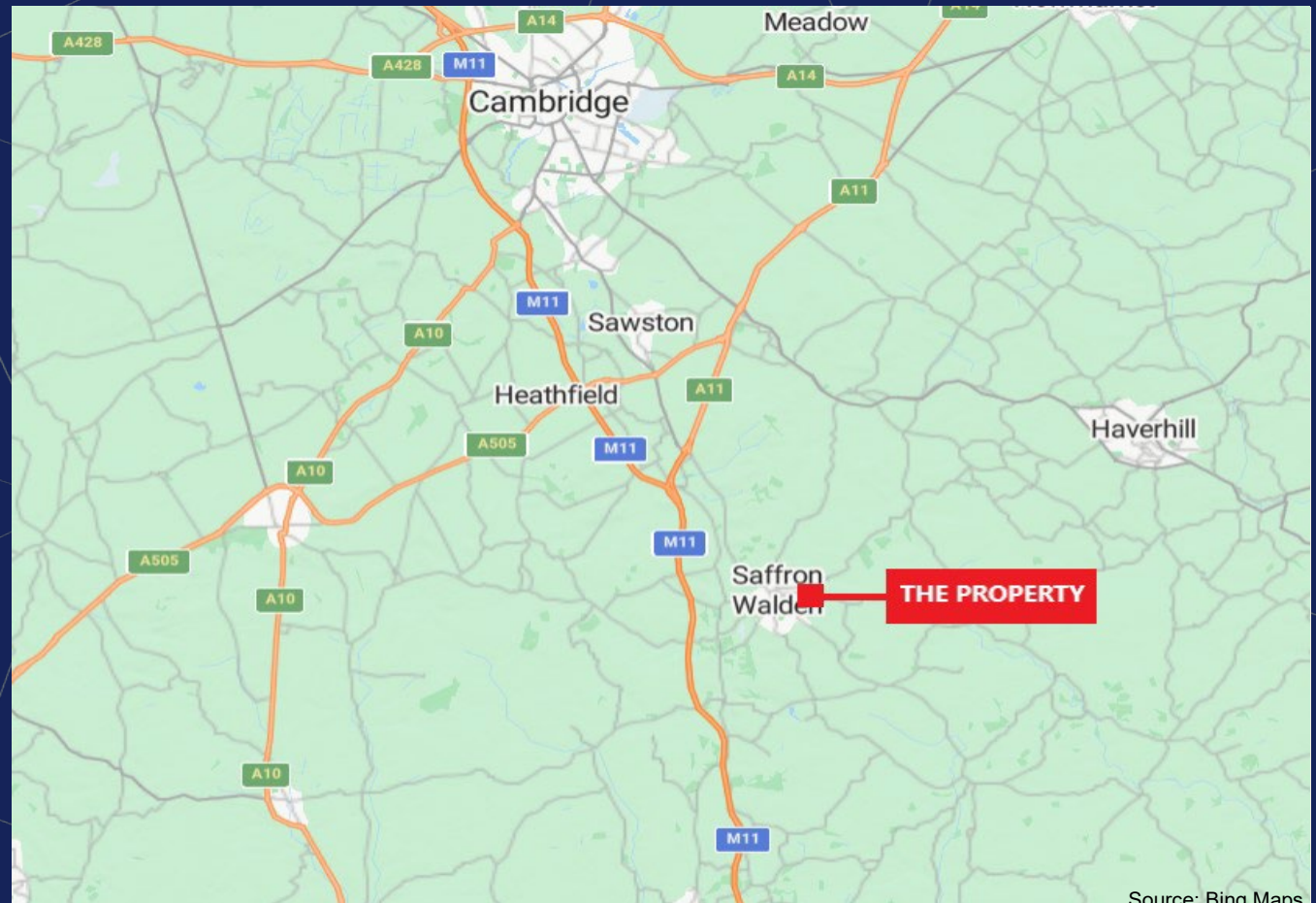
LOCATION

Saffron Walden is located approximately 46 miles north east of London and approximately 16 miles south of Cambridge. Good road communications are provided by the M11 (Junction 9) and A11, around 5 miles to the north of the town.

Audley End Railway Station is in close proximity, providing a regular mainline service to London Liverpool Street with a fastest journey time of 54 minutes. Stansted Airport is conveniently located around 12 miles to the south.

The property is situated on the Shire Hill Industrial Estate, the main industrial and warehousing estate of the town. Nearby occupiers include: Toolstation, Paintwell, LPA Connection Systems, Contamac and Holroyd.

Local amenities can be found at Knight Park retail park approximately ½ a mile up Thaxted Road where occupiers include: Costa Coffee, Aldi, B&M and Pure Gym.



Source: Bing Maps

SUMMARY



Description

The property comprises two detached buildings providing a mixture of offices and industrial accommodation on a large, self-contained site. The front office/warehouse building is constructed of brick elevations under a pitched roof. The rear warehouse is of steel portal frame construction with part blockwork and profile clad elevations under a pitched roof.

Specification includes:

- Self-contained site with large year yard which is mainly laid to concrete
- 8.8m eaves to rear warehouse
- 3 x roller shutter loading doors
- Integral office space with suspended ceilings and recessed lighting
- Secure, fenced & gated site

Terms

The property is available by way of a new Landlord & Tenant Act 1954 excluded lease on terms to be agreed. Quoting rent on application.

Additional information

Business Rates

The Rateable Value for the property is £60,000. For the year commencing 1 April 2023, rates payable are normally charged at 51.2p in the pound. All interested parties are, however, advised to make their own enquiries directly with Uttlesford District Council at: www.uttlesford.gov.uk

Services

We understand that electricity, gas, mains water and sewerage are present, however, the services have not been tested.

Legal costs

All parties to bear their own legal costs incurred in any transaction.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

The property has an EPC rating of D. Certificate available upon request.

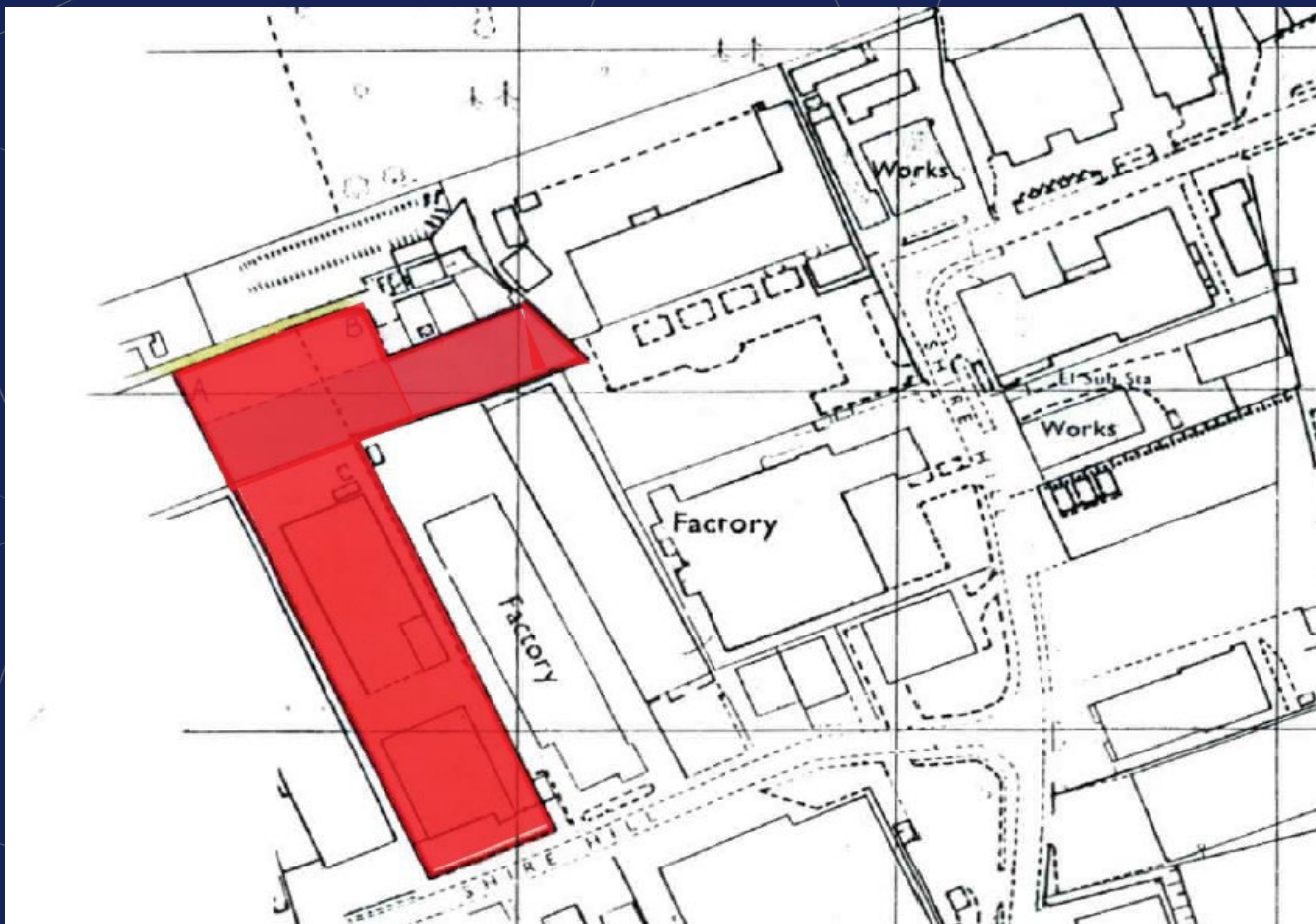
Viewings

To view the premises and for any additional information, please contact the sole agents.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area (GIA) basis and provides the following measured areas:

Description	Sq ft	Sq m
Ground Floor Offices & Reception	2,312	214.78
First Floor Offices/Ancillary	160	14.88
Front Lower Ground Warehouse	6,003	557.69
Rear Warehouse	13,458	1,250.32
Total	21,933	2,037.67



Property shaded in red. Indicative only.

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GALLERY



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Enquiries

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