

**Location**

The site is located in a rural situation about 4 miles north of Saffron Walden just off the B1057 and about 3 miles south of Linton. It is approached via a long concreted road and because of adjacent users, has been made suitable for HGV vehicles. The previous use was plant hire. The holding is located towards the end of a complex shared with Hicks Transport and comprises:



**Portacabin Office** of about 34' 0" x 10' 0" (10.35m x 3m) 314 sq.ft. It is understood that there is both telephone and broadband connection to the office but this has not inspected internally.

**Portaloo**

**Works Canteen/Kitchenette** about 16'0" x 10'0" (4.9m x 3m) 160 sq.ft.

**Concreted Yard** hardstanding area of just over 5,000 sq.ft.

**Work Shop** with maximum internal dimensions of 34'0" x 63'0" (10.36m x 19m) approximately 2,200 sq.ft. incorporating storage cage to the rear with mezzanine area above. Services include airlines to compressor and three phase electricity.

**The Compressor Shed** houses a powerful twin screw Boge S29-2 unit with Cooler.

**The Paint Shed** is fitted as a building for spraying large vehicles but could also be utilised for either storage or work shop purposes. This again has a width of 34'0" x 49'0" internally (10.35m x 14.9m) and approximately 1,660 sq.ft.



Note that the Romney Huts are half round, clad with corrugated iron and have a height at mid point of about 17'0" (5m). Both these buildings also have manual full height roller shutter doors. There is a heating exchange unit, concrete floors and a spray booth which is only 7 years old. Outside there is a bunded diesel tank.

**Terms**

The whole is now available on a lease of flexible duration but say between 3 and 5 years. A negotiable longer term could be provided if required but would be subject to a rent review pattern. The tenant would be responsible for paying building insurance, a service charge of approximately £200.00 per year plus normal costs such as electricity, water, business rates etc.

Each party will be responsible for their own legal costs incurred in the transaction.

The whole is made available on a new lease at a rent of £16,000 per annum but considerations will be given to leasing separate parts if required.

**Note**

Services are untested and no warranty is given that they are operable. Plans are **not** to scale and are for identification only. H.M. Stationery Office consent/Crown Copyright reserved.

# WORKSHOP *to let*

**01799 521761**



- Workshop, storage & paint spraying unit with office
- Deemed ideal for use as a vehicle repair centre
- Approximately 3,800 sq ft in a pleasant rural location
- Approximately 5,000 sq ft concreted yard area
- Consideration may be given to letting component parts separately

**Units 3b & 4a  
Monks Hall  
Bowers Lane  
Little Walden  
Saffron Walden  
Essex CB10 1XQ**

**New lease £16,000 pa**



# COMMERCIAL