



**LIGHT INDUSTRIAL PREMISES
FOR SALE / TO LET
NEWPORT**

Enclosed site area of 0.68 acres

**Main building GI 7,700 sq.ft (715 sq.m)
Dust extraction area 105 sq.ft (9.7 sq.m)
Spray store 120 sq.ft (11 sq.m)
(measurements are approximate)**

£395,000 FREEHOLD

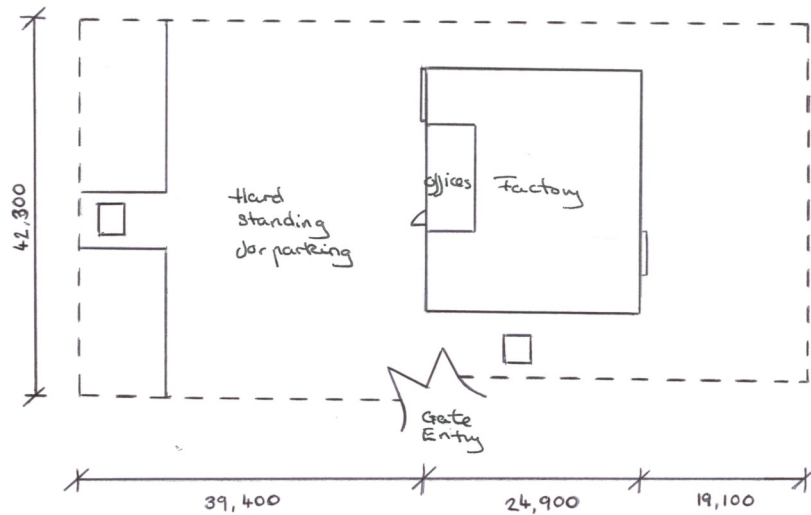
**£36,000 PA LEASEHOLD
(ON NEW LEASE)**

SNOW WALKER CHARTERED SURVEYORS
53 HIGH STREET SAFFRON WALDEN ESSEX CB10 1AR

SNOW WALKER

01799 521761 www.snow-walker.co.uk

Site Plan



Bury Water Farm Factory
Bury Water Lane
Newport
Saffron Walden
Essex
CB11 3TZ

The premises

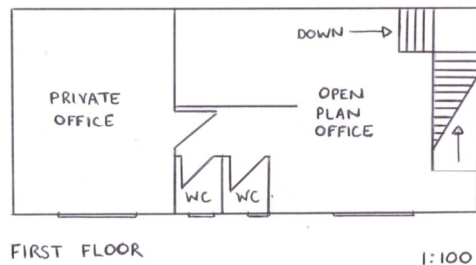
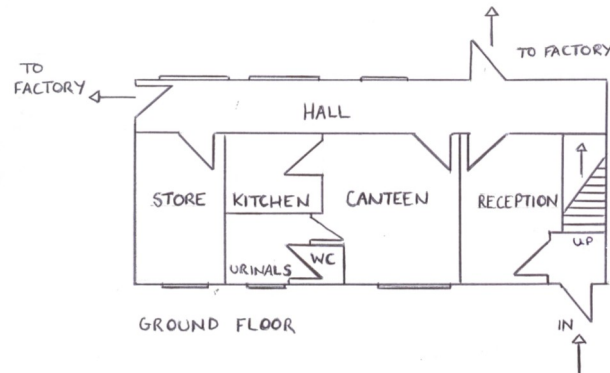
Light industrial premises in excellent isolated rural location approximately 3 miles from Saffron Walden. Can also be acquired as a business as it is currently fully fitted as a bespoke joinery workshop. Enclosed site area of approx. 0.68 acres.

Main building – gross internal 7,700 sq.ft (715 sq.m) approx.
Dust extraction area – further 105 sq.ft (9.7 sq.m) approx.
Spray store – 120 sq.ft (11 sq.m) approx.

Mains water and electricity, together with 3 phase, plus septic tank drainage with oil-fired warm air boilers for heating to workspace.

Four bay steel frame with monopitch extension to side and rear with metal sheet profile and brickwork to the office area.

Floor accommodation of the offices



Terms

For sale freehold at £395,000 or leasehold at £36,000 pa with new lease of (say) a 10-year duration and 5-year interim review, with incoming tenant being responsible for normal costs.

Additional purchase

The machinery of the business can be purchased if required together with the holding, on either basis above, by separate agreement. Guide price for this element £60,000.

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.