

Rickling Hall Barns & Storage, Rickling Hall, Rickling Green,
Saffron Walden, Essex CB11 3YJ

OFFICE/WORKSHOP/STORAGE

TO LET

295 – 1,646 sq ft / 29.4 – 154.9 sq m



- Well-appointed Office/Workshop & Storage
- Attractive and secure rural estate location
- Ample on-site parking available

Coke Gearing
consulting

Chartered Surveyors

www.cokegearing.co.uk

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Location

The property is located in an attractive, secure estate location close to the village of Rickling Green, within easy reach of the B1383 which provides access to the town of Bishop's Stortford and Saffron Walden. The main entrance to the estate is through the main estate electric gates, providing privacy and security for tenants.

Description

On offer are three separate units. The first, Barn 1, is a traditional timber barn that could be used for a variety of business purposes. It has two separate office areas, a kitchen and useable entrance hall.

The second, known as 'Storeroom' is a single space which would be ideal for storage or office if fitted out by the ingoing tenant. A kitchenette is also adjacent.

The third, Barn 2, is currently being refurbished. It will be a similar style to the traditional barn, with an open plan area, a kitchenette and three separate meeting / workshop / storage areas. The heating will be electric and the lighting will be LED recessed downlights and it will have hard flooring and two single entrance doors. The different areas can be flexible with regard to use, making it adaptable for a variety of potential businesses.

A VARIETY OF BUSINESS USES MAY BE CONSIDERED.

There are communal separate WCs on site which are located within The Storeroom building. Car parking is available, with circa eight spaces, alongside and at the end of the buildings. More parking available by negotiation.

Excellent Internet connection, subject to fee.

Accommodation Gross internal areas
(approximate only)

	Gross	internal	areas
Barn 1	762 sq ft	70.8	sq m
Storeroom	295 sq ft	29.4	sq m
Barn 2	589 sq ft	54.7	sq m

Rent

Barn 1	£11,000 per annum exclusive
Storeroom	£3,600 per annum exclusive
Barn 2	£9,000 per annum exclusive

Terms

A minimum term of two years; all other terms subject to negotiation.

EPC

TBC – has been commissioned.

Business Rates

Businesses should be eligible for 100% small business rate relief. Please contact the Local Authority, Uttlesford District Council, or the Valuation Office Agency for further information

Insurance

The tenant will be required to reimburse the Landlord for the annual buildings insurance.

Service Charge

TBC

Law Society Lease

The ingoing tenant will be required to contribute £500 + VAT towards the preparation of a Law Society Lease and associated documents.

Viewings

For further information please contact:

Toby Pemberton / Louise Campbell:
Mobile: 07949 530597 / 07837 362002
Office: 01279 758 758
Email: Toby@cokegearing.co.uk
Louise@cokegearing.co.uk