

Coke Gearing

consulting

Chartered Surveyors

Unit 8, Home Farm
Industrial Estate, Stanstead
Abbotts, Ware, Herts SG12
8LA

Workshop/Storage Unit – 883 sq ft

- Open plan unit
- Parking for several cars
- Secure small yard at front
- Available immediately



TO LET

WWW.COKEGEARING.CO.UK

LOCATION

The premises are located at Home Farm Industrial Estate, which is off the B180 Hunsdon Road, with Stanstead Abbots and Ware being close by.

There is access onto the A414 and the A10 is within a short driving distance.



DESCRIPTION

A self-contained workshop and storage unit situated in a quiet rural location and ideal for multiple types of users.

The unit, which has a concrete floor, features overhead lighting and benefits from two sets of wooden double doors, WC and kitchenette facilities. There is a small first floor mezzanine area suitable for an office desk or extra storage.

Externally there is a large parking area and/or outdoor secure storage.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Workshop	883	82.03
Total	883	82.03

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



TENURE

Full repairing and insuring lease

RENT

£10,500 per annum – no VAT payable

LEGAL & PROFESSIONAL COSTS

A Law Society lease will be used for this letting. The cost of preparation of the lease shall be £1,000 + VAT, which will be split 50/50 between the Landlord and the ingoing tenant.

BUILDINGS INSURANCE

Tenants are responsible to reimburse the landlord for the building insurance premium.

BUSINESS RATES

The party has a current rateable value of £7,200. Although all 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

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.

Coke Gearing

consulting

Chartered Surveyors

Bishop's Stortford | 01279 758758

Chelmsford | 01245 676938

Colchester | 01206 932460



Felicity Thomas BSc (Hons)

01279 758758 / 07961 778135

felicity@cokegearing.co.uk



Henry Warburton

01279 758758 / 07957 483057

henry@cokegearing.co.uk

■ Investments ■ Valuations ■ Surveying ■ Landlord and Tenant ■ Planning Advice ■ Development ■ Sales and Lettings

Misrepresentation Act 1967: Coke Gearing Consultants Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Coke Gearing Consultants Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Details prepared on 28/05/26