



## TO LET – INDUSTRIAL UNIT

269 sq m (2,895 sq ft)

Unit 5  
Hall Farm  
Little Walden  
Saffron Walden  
Uttlesford  
CB10 1XA

- Industrial unit in an attractive rural area
- Includes a practical mezzanine space featuring a kitchenette, suitable for office use
- Ample parking on site
- Suitable for Use Class B2 & B8

## Location

Hall Farm sits on the B1052 at the southern entrance to Little Walden, a village located approximately 2 miles north of Saffron Walden and 13 miles south-east of Cambridge. The M11 (J9) is located approximately 6 miles to the north west, which in turn provides rapid access to the M25 and A14/A1.

A main line railway station at Audley End (approximately 4 miles from the village) provides regular service to Cambridge and London.

## Description

This secluded industrial property provides flexible warehouse accommodation with excellent ceiling height. The property includes a mezzanine with a kitchenette, suitable for office use, a large open-plan storage/work area and an additional room beneath the mezzanine. The property also benefits from ample on-site parking.

## Accommodation

The property comprises an approximate total gross internal floor area of:

	sq m	sq ft
Ground Floor	224	2411
Mezzanine	45	484
<b>Total</b>	<b>269</b>	<b>2895</b>

## Planning

The property is suitable for Use Class B2 (General Industrial) or B8 (Storage & Distribution) under the Town and Country Planning (Use Classes) Order 1987 (amended 2020).

Interested parties are advised to make their own enquiries of Uttlesford District Council Planning Department on 01799 510510 to check whether their proposed use may be acceptable in planning terms.

## Uniform Business Rates

We understand that the unit is entered into the VOA Rating List 2026 with a rateable value of £13,750.

Interested parties are advised to make their own enquiries of Uttlesford District Council Business Rates Department on 01799 510510.

## Service Charge

A service charge will be payable towards the upkeep of the common parts of the estate.

## EPC

The property has a rating of E (106)

## Terms

The property is available to let, with vacant possession, on a new direct lease at a quoting rent of £12,000 per annum exclusive of VAT and other outgoings.

## Legal Costs

Both parties are to bear their own legal costs.

## Viewing and Further Information

Strictly through the sole agent, Cheffins.

Will Moss

Tel: 01223 628923

Email: [will.moss@cheffins.co.uk](mailto:will.moss@cheffins.co.uk)



The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk). These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.

# CHEFFINS

