



TO LET – OFFICE

1,206.06 sq ft (112.04 sq m)

Unit 5 Rectory Farm Barns
Little Chesterford
Essex
CB10 1UD

- Self-contained office in courtyard setting
- Only 2 miles from the M11/A11 (J9) with quick access to Stansted Airport
- Close to mainline train station with direct trains to London
- Available now

Location

Little Chesterford is located approximately 3 miles north of Saffron Walden and around 12 miles south of Cambridge on the B184 (Walden Road).

The A11 and M11 (junction 9) are approximately 2 miles away. The location offers easy access to Stansted Airport (around a 25 minute drive away) and there is a mainline railway station at nearby Great Chesterford, which offers direct services to Cambridge and London Liverpool Street.

The area is an established business location. Rectory Farm Barns is situated close to the Chesterford Research Park entrance. In addition, the Genome Campus at Hinxton, Granta Park at Abington and the Babraham Institute are all located nearby.

Description

Rectory Farm Barns comprises a modern redevelopment of former agricultural buildings into offices arranged around an attractive courtyard setting.

The suite offers the following specification:

- Carpeting throughout
- Perimeter trunking for power and network cabling
- Surface mounted CAT II strip lighting
- Disabled W.C. and kitchenette

The office benefits from 3 allocated parking spaces but there is more parking available on site.

Accommodation

The accommodation has the following approximate net internal area: 1,200 sq ft (111.48 sq m)

Planning

We understand that the premises have consent for B1 (Business) use and are suitable for office /research and development uses.

All interested parties are advised to make their own enquiries with Uttlesford District Council Planning Department on (01799) 510510 regarding their intended use of the property.

Uniform Business Rates

The premises are assessed as follows:

Rateable Value: £16,250
Rates payable (2026/27) £ 7,020

Interested parties are advised to make their own enquiries with Uttlesford District Council Business Rates Department (01799) 510 510 in order to verify their rates liability.

Service Charge

A service charge of approximately £900 per annum is payable to cover the cost of insurance and external maintenance.

EPC

The EPC is C (63) and expires on the 4th March 2033.

Terms

The property is available on a new direct lease at a rent of £15,000 per annum exclusive.

Legal Costs

Each party to bear their own legal costs.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

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