

Coke Gearing

consulting

Chartered Surveyors

The Grain Store, Matching
Hall Farm, Matching, Harlow,
Essex CM17 0QZ

- Self-contained secure storage unit
- Storage only
- Attractive and secure rural location
- Good sized yard area
- New warehouse floor



TO LET

LOCATION

The property is situated in a quiet, rural and secure location in between the villages of Matching Tye and Matching Green and is accessed via Matching Tye Road just off Down Hall Road.

The unit is also within easy reach of both Harlow and Bishop's Stortford and from either one can easily access the M11.

Please bear in mind there is no access to the unit from the north entrance off Church Road.



DESCRIPTION

The premises comprise a large storage unit built of steel and portal frame, with cladded exterior. The barn benefits from a good yard area to the front elevation. The store is accessed via a pedestrian door.

The eaves heigh of the building is 3 m high at the lowest rising to 7.4 m at the highest. The building also benefits from four large roller shutters to the front elevation of the unit. The unit has recently been refurbished with a new warehouse floor.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Main Warehouse	6,942	645
Total	6,942	645

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



TENURE

Leasehold

PRICE

£47,500 per annum

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

BUSINESS RATES

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 AntiMoney Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

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Details prepared on 07/05/26