



TO LET – RURAL BUSINESS SPACE

Building 3,
Hall Farm,
Church End,
Weston Colville,
Cambridgeshire,
CB21 5PE

6,600 sq ft (613 sq m)

- Potential for a range of uses (subject to planning)
- Flexible lease terms available
- Secure gated access
- Available now

Location

The building is located on the western edge of the village of Weston Colville, Cambridgeshire. Weston Colville is situated approximately 19 kilometres (12 miles) south-east of the city of Cambridge, 13 kilometres (8 miles) south of Newmarket and approximately 8 kilometres (5 miles) north-west of Haverhill. The village benefits from good access to the surrounding road network via the A1307, which provides direct links to Cambridge and Haverhill, with the A11 also readily accessible, offering onward connections to the M11 and wider regional road network.

Description

A former agricultural building extending to approximately 6,600 square feet (613 square metres) situated within a shared concreted yard providing parking, loading and turning space and benefitting from a secure gated entrance.

The building is constructed of a steel portal frame with a dwarf block wall, corrugated fibre cement/ asbestos sheeting to the walls and roof with a concrete floor. The building is equipped with double metal sliding doors.

Accommodation

The accommodation has the following approximate gross internal area: 6,600 sq ft (613 sq m)

Planning

The property has historically been used for agricultural uses. There is no formal use class designation associated with the building in the Greater Cambridge Shared Planning Services website. However, we consider the property to be appropriate for a range of uses including light industrial and storage uses. It is the responsibility of an incoming tenant to confirm that their use complies with the building.

Uniform Business Rates

The property has not yet been assessed for Business Rates and it will be the responsibility of an incoming tenant to arrange for the necessary assessment to be carried out and pay any Business Rates.

Service Charge

There is currently no service charge payable.

EPC

The property is exempt from the requirements of an EPC.

Terms

The property is available by way of a new direct lease on FRI terms at a rent of £25,000 per annum for the whole exclusive of VAT and other outgoings.

A 10% deposit would be payable on the commencement of the lease.

Legal Costs

Each party to bear their own legal costs.

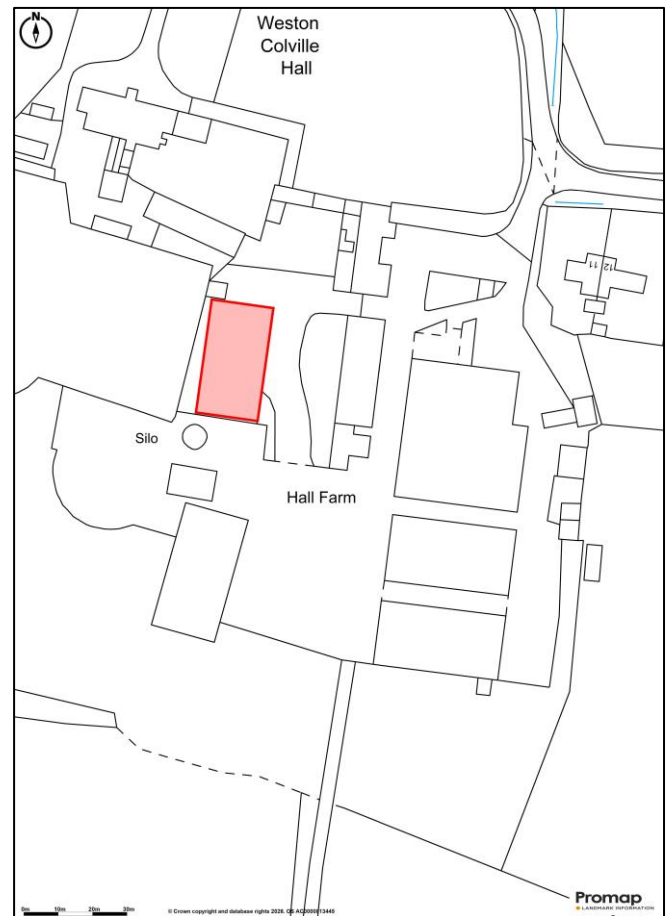
Viewings and Further Information

Strictly through the sole agent, Cheffins.

Andrew Amey

Tel: 01353 654919

Email: andrew.amey@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.leasebusinesspremises.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.