



FOR SALE

RARE FREEHOLD OPPORTUNITY

**Production and warehouse
building with offices**

3,692.80 sqm (39,749 sq ft)

St Andrews House

16a Shire Hill Industrial Estate
Saffron Walden CB11 3AU

- Self-contained site
- Prominent position on Saffron Walden's main industrial estate
- Available with vacant possession
- **Guide Price: £2,250,000**

Established neighbours

LOCATION

The site is situated at the centre of the popular **Shire Hill Industrial Estate**, which is Saffron Walden's main employment area.

- Historic and affluent market town
- 5 miles from the M11 (J9)
- 15 miles from Cambridge (north) and Stansted Airport (south)

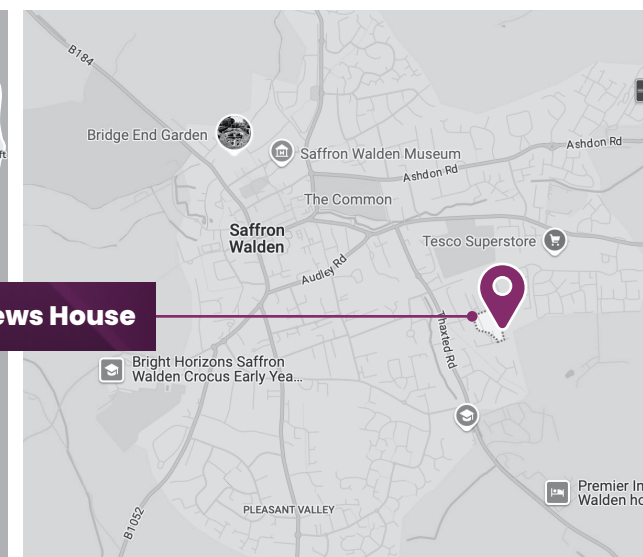
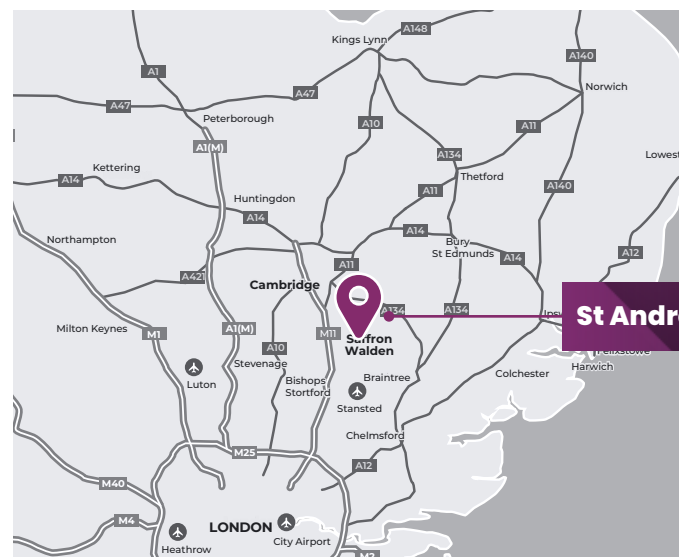
PLANNING

The site has most recently been used as a packaging facility. The Shire Hill Industrial Estate is an established commercial area with a range of warehousing, manufacturers and office occupiers. It is an allocated employment area, as per the Uttlesford Local Plan 2005 (Policy SW6).

Interested parties are advised to make their own enquiries of Uttlesford District Planning on planning@uttlesford.gov.uk or 01799 510 510

EPC

The property has an EPC rating of C (69).





ACCOMMODATION

The property comprises the following approximate gross internal areas:

	SQ M	SQ FT
Full Height Warehouse	1,310.03	14,101
Portal Frame Side Building	928.10	9,990
Offices	262.54	2,826
Basement	1,192.13	12,832
Total	3,692.8	39,749



TERMS

The site is available with vacant possession. **Guide Price: £2,250,000.** We understand the property is not elected for VAT and therefore VAT will not be payable on the purchase price.

LEGAL COSTS

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

SUPPORTING DOCUMENTS

A range of supporting information is available on request, including the Title, EPC, plans and photographs.



VIEWING AND FURTHER INFORMATION STRICTLY THROUGH THE JOINT AGENTS

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