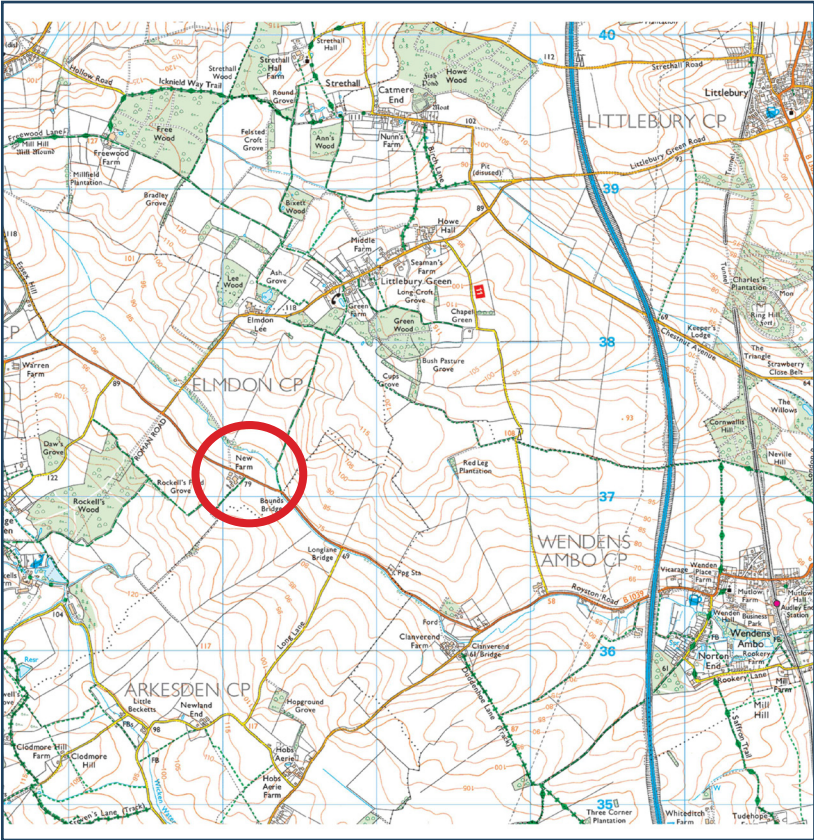
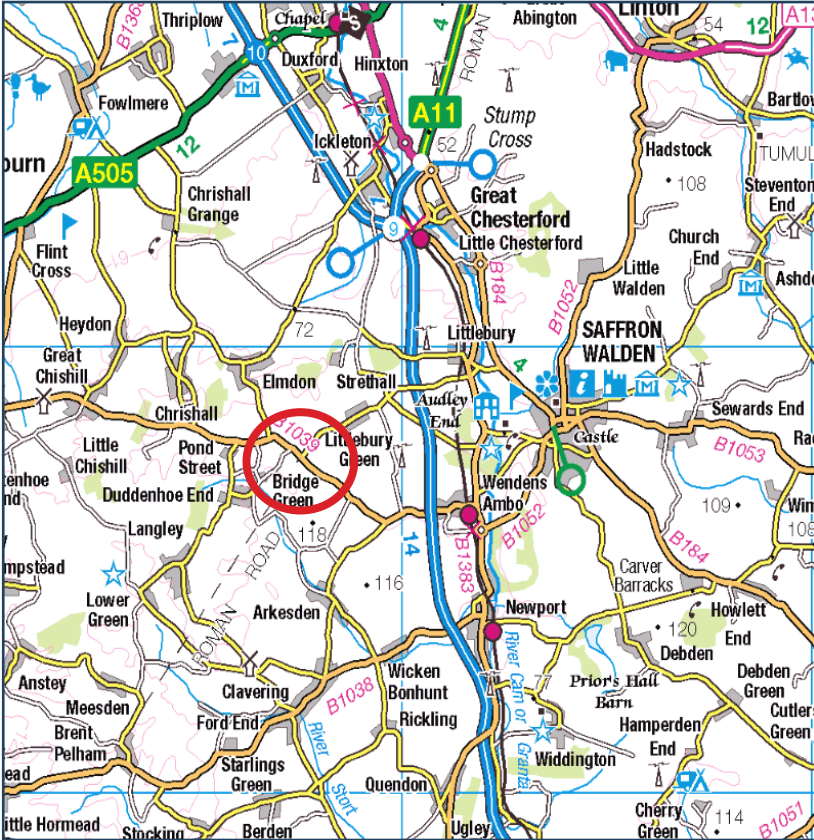


 COMPASS COURTYARD



CAFÉ, STUDIO AND BUSINESS UNITS TO LET
COMPASS COURTYARD, ARKESDEN ROAD, WENDENS AMBO, CB11 4UL

LOCATION PLANS



WHAT3WORDS: DRAGON.BEAUTY.THIS

VENDOR'S AGENT



SWORDERS

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NEW COMMERCIAL DEVELOPMENT: 10 BUSINESS UNITS TO LET COMPASS COURTYARD, ARKESDEN ROAD, WENDENS AMBO, CB11 4UL

We are delighted to bring to the market a stunning new commercial development, located just outside the market town of Saffron Walden. Compass Courtyard has been created by its owners through the sympathetic conversion of a range of traditional agricultural buildings. The site is located within an idyllic rural setting and enjoys stunning views across rolling countryside.

There are up to 10 premium business units to let, additional features include:

- Adaptable space to suit a variety of businesses
- Flexible planning permission to accommodate a range of different uses
- Landscaped communal area with beautiful views over the surrounding countryside
- Fibre-optic broadband
- Excellent location close Saffron Walden, Bishops Stortford and Cambridge

The intention is to create a destination location, with the businesses on site complementing and collaborating with each other. There will be a café and a bakery on site, and we would welcome enquiries to provide these uses as well as any other suitable businesses, for example leisure, hospitality, childcare, retail in addition to office or serviced based companies.

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH THE LANDLORD'S AGENT

SITE PLAN



UNIT SIZES



UNIT NUMBER	Sq ft (NIA)	Sq m (NIA)
Unit 1	361	33.6
Unit 2*	227	21.1
Unit 3*	303	28.1
Unit 4*	212	19.7
Unit 5*	112	10.4
Unit 6	406	37.8
The Studio	515	47.9
The Bakery	371	34.4
The Cafe	1,223	113.6
Compass Barn	4,500**	418**

*Units 2 & 3 and 4 & 5 can be combined to form larger units

**approximate figures depending on final layout. The building could be divided into four individual units if required.

THE UNITS

DESCRIPTION

The Compass Courtyard is located within the wider setting of New Farm. Previously the buildings were actively used on the farm, and their conversion into a commercial hub has been sensitive to their rural heritage. Hand-in-hand with this effort has been an intelligent adaptation of the site to enable businesses to operate and thrive. This includes the provision of spacious layouts that are light and airy, practical proportions. The result has been the creation of a well-designed commercial hub that exudes character and charm.

The units have been clad with traditional black weatherboarding and red brick to provide a carefully crafted aesthetic designed to blend seamlessly with its idyllic natural surroundings.

In addition, the site incorporates a beautifully executed landscaping scheme. The Compass design is central to the landscaping of the site, emphasising the courtyard's orientation on the earth – the N,E,S,W, polarity features the attributes of Earth, Wind, Fire and Water. It is attractively designed to inspire an holistic approach to our work / life balance.

Planted communal areas provide outdoor spaces for tenants and visitors to relax and enjoy the views.

There is an extensive bridleway and footpath network adjacent to the site, and the owners plan to provide additional permissive paths to allow users of the site to fully explore and enjoy the surrounding countryside.

It is intended the units will be ready for occupation from late spring/early summer.

LOCATION

Compass Courtyard is located just west of Saffron Walden and Audley End train station (located 2.5 miles away). The location is convenient for Saffron Walden, with access also

available to the M11, serving Cambridge, Bishop's Stortford, Stansted Airport and London.

THE UNITS

Compass Courtyard offers a variety of unit sizes and layouts. All benefit from fibre-optic broadband, parking, WC and kitchen facilities.

The units are presented as follows:

Units 1 to 6:

Comprising a series of elegantly designed traditional buildings set around a landscaped courtyard area. The courtyard will provide outdoor seating and communal space, which will be available for tenants to use day to day but also for events. The units offer flexible layouts and can be combined/divided to provide a range of different sizes and layouts. The unit sizes range from 112 sq ft up to 406 sq ft, however larger spaces could be created by adjoining with the adjacent unit.

The Studio:

This space extends to 515 sq ft and comprises an open plan studio with bi-folding glass doors opening onto the courtyard. In addition there is an entrance hall and WC, as well as a smaller separate room which could be used as a treatment room, changing room, or separate office, for example.

The Bakery:

This smaller unit is intended to be used as a bakery, serving local produce to customers as well as the adjacent café. Whilst this building is currently allocated as a bakery, enquiries are welcomed for another alternative uses. For example, the building would make an excellent studio or small office. The building extends to 371 sq ft.

The Café:

This unit comprises 1,223 sq ft of space designed to be used as a café. There is a large kitchen to the rear, a serving hatch for

outdoor sales and an open plan seating area extending to 864 sq ft. There are also WCs and a foyer area. The seating area has large glass doors opening up onto an outside terrace, which takes advantage of the beautiful surroundings and views. The public bridleway passes in front of the café, allowing walkers and cyclists to stop on their routes. The building has a fantastic, exposed timber frame, showing off the buildings historical character.

We would be particularly interested to hear from enquiries to run the café who are focused on locally sourced, seasonal produce, using British ingredients where possible. With the onsite bakery as well, ideally a close partnership would be formed between the two businesses (and other businesses on site too).

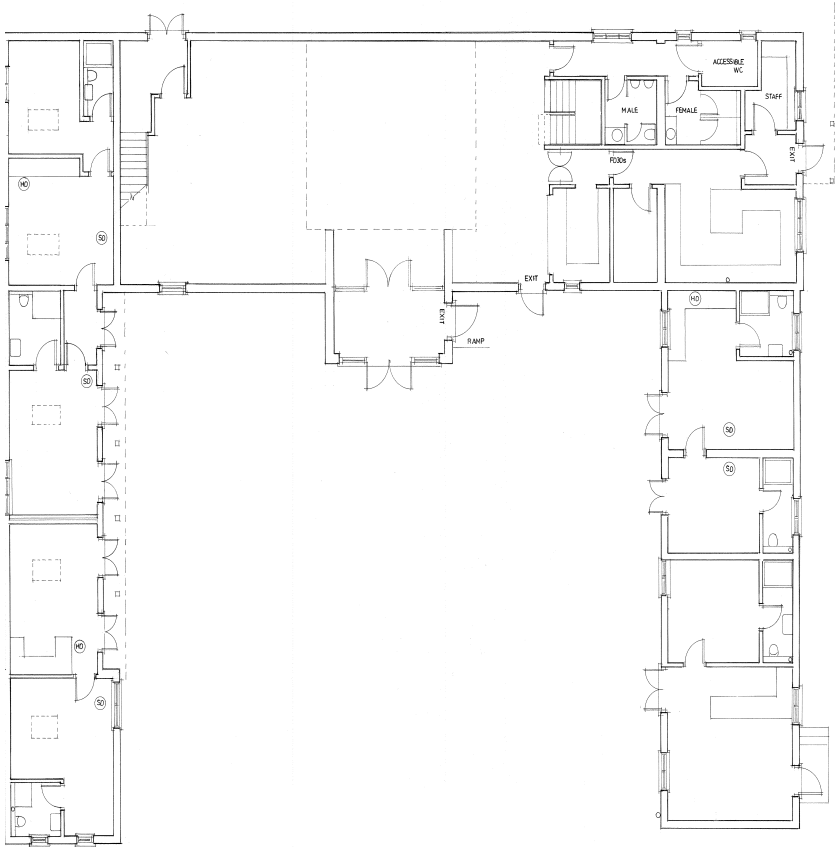
Compass Barn:

This fantastic barn could extend up to approximately 4,500 sq ft (final floor area to be determined by the eventual layout). The building could be let as one space or divided up into four. It will have an incredible double height main entrance featuring an exceptional piece of artwork by Annabel Wightman in the centre. Overlooking this central gallery area will be four spaces, two of which will be on the first floor, taking advantage of the surrounding views and fantastic height in the building. The building faces the communal courtyard and large central doors will open onto this space.

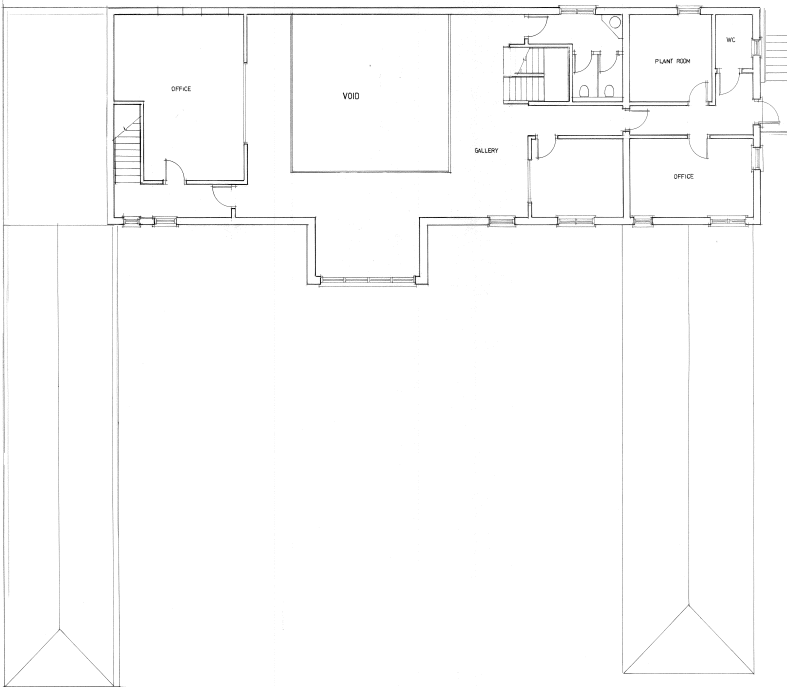
The building offers huge potential for a variety of uses and we would welcome enquiries for using the whole or part of the space.



FLOOR PLANS

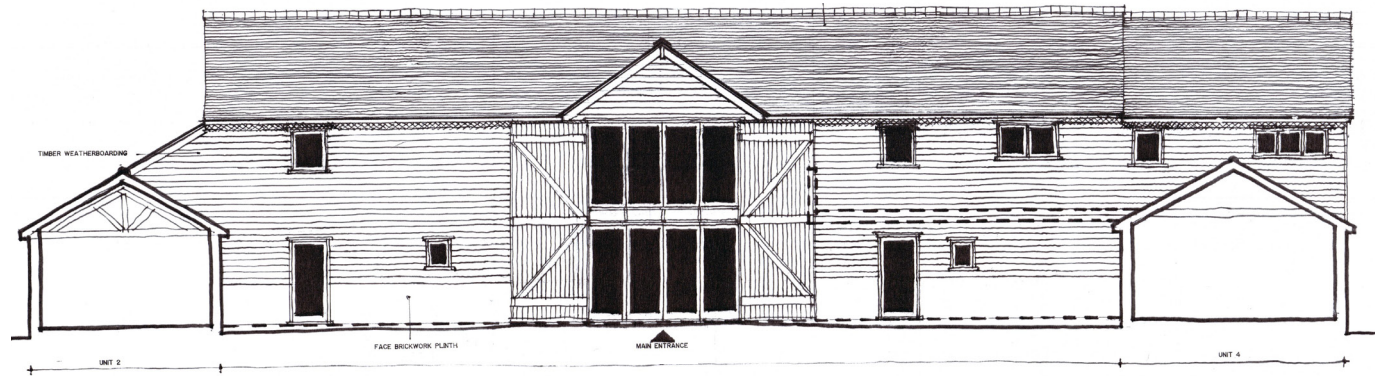


Ground Floor

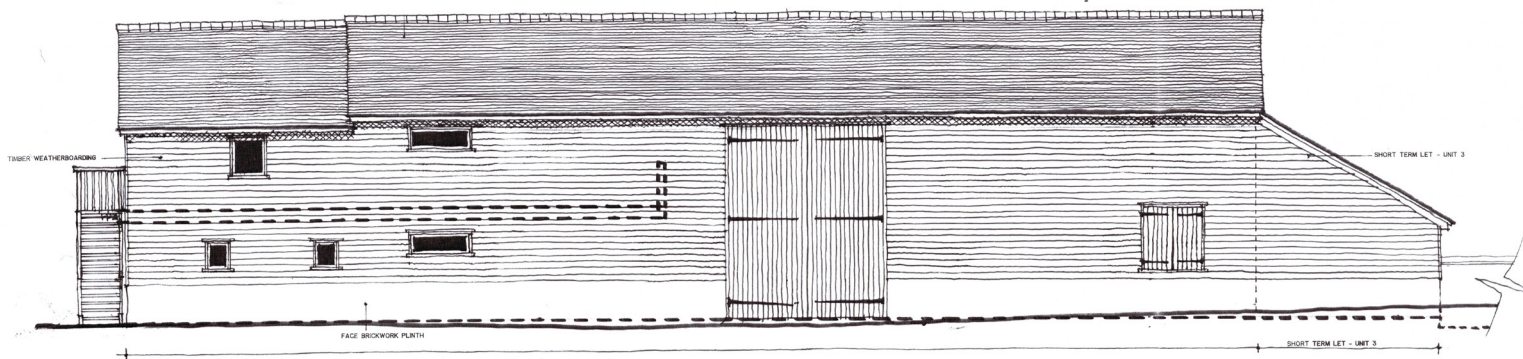


First Floor

ELEVATIONS

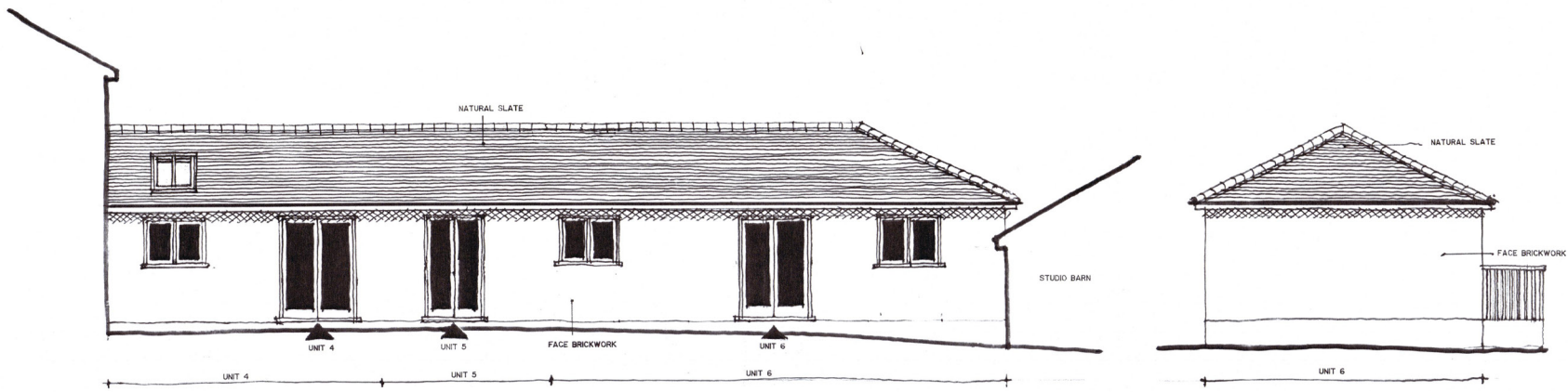


South East Elevation

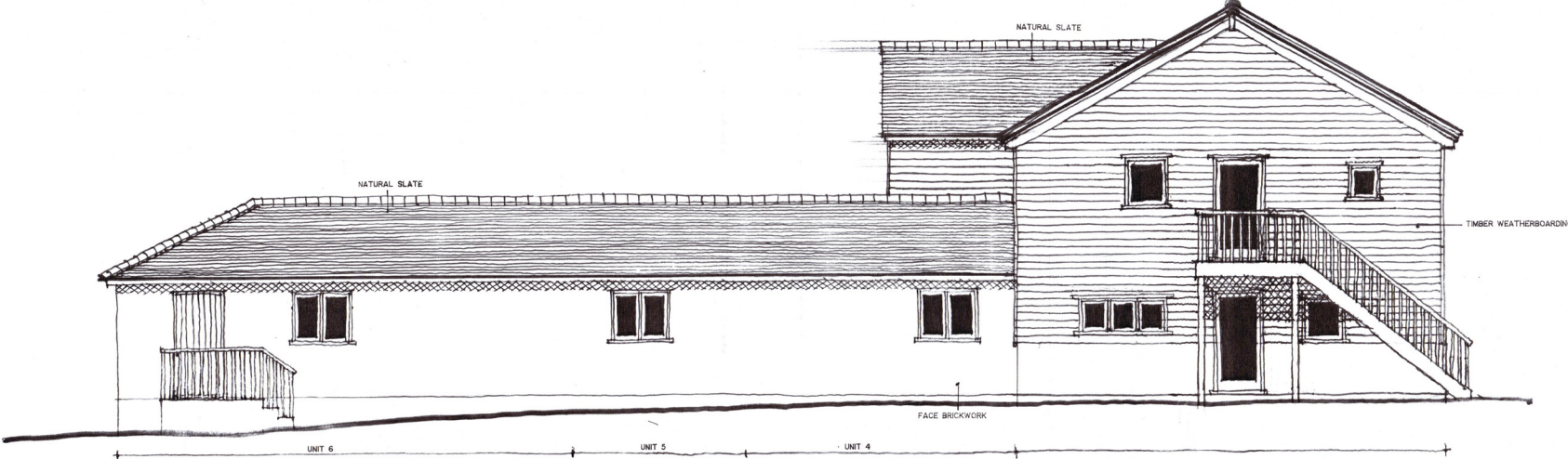


North West Elevation

ELEVATIONS



South West Elevation



North East Elevation

FACILITIES AND SERVICES

FACILITIES & SERVICES

All units come with WC and kitchen facilities, ample car parking and shared outside space. The intention is in future to power the site with a small array of solar panels.

ACCESS

Access to Compass Courtyard will be directly from the B1039 which leads from Wendens Ambo.

TENANCY AGREEMENTS

With terms being subject to contract, a proposed lease will be agreed between the parties prior to occupation. In the event that a prospective tenant comes forward prior to the completion of construction, it is proposed that, with terms being subject to contract, an agreement to the lease and request of deposit monies, along with suitable references is undertaken.

PLANNING

Planning permission for Class E use was confirmed by Uttlesford District Council under application reference UTT/21/1304/CLE. Class E allows for a variety of uses to occupy the spaces, including retail, food & drink hospitality, financial & professional services, indoor sport & leisure, creches & day nurseries, medial & health as well as any office-based businesses.

SERVICE CHARGE

A service charge may be payable for maintenance of shared facilities and areas. Such a charge would be charged annually on a pro rata basis and at cost. Such a charge would be agreed in advance of entering into a lease.

TERMS OF OCCUPATION

All terms should be discussed with the Landlord's Agent. Rent will be subject to VAT.

RATES

The Tenant will be liable for non-domestic business rates. The buildings have not yet been assessed for rates. Please contact the Valuation Office for further information.

VIEWINGS

Strictly by prior appointment with the Landlord's Agent. To arrange a viewing, please contact Sworders on 01279 771188 or by email: hester.dalton@sworders.com or michael.sills@sworders.com

PARKING

There is ample car parking available on site in the designated car parking areas. Parking spaces for all units are subject to contract.

LOCAL AUTHORITY

Uttlesford District Council

Email: uconnect@uttlesford.gov.uk

Complete an online enquiry form

Telephone: 01799 510510

Uttlesford District Council, Council Offices, London Road, Saffron Walden, CB11 4ER

DIRECTIONS

When travelling along the B1383 between Littlebury and Newport, take the turning onto the B1039 at Audley End/Wendens Ambo. Follow this for approximately 2.5 miles and you will see the entrance to the site on your left. The postcode for the site is CB11 4UL. What3words: dragon.beauty.this

IMPORTANT NOTICE

Sworders for itself and the Landlord give notice that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility and any intending Purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspecting or otherwise as to the correctness of them. Any measurements, areas, or distances referred to herein are approximate only. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise. No employee of Sworders has any authority to make or give any representation or warranty whatever in relation to this property. No responsibility can be accepted for the expenses incurred by any intending Purchasers in inspecting properties which have been sold, let or withdrawn. All plans included are not to scale and are based on Ordnance Survey Maps with the sanction of the Controller of HM Stationery Office. Crown Copyright Reserved. Please note that the areas of land have been measured from Ordnance Survey Data.

Photographs taken: February 2023

Particulars prepared: February 2023

COMPASS COURTYARD



SURVEYORS | PLANNERS | ARCHITECTS

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