

TO LET

THE GRANARY (GROUND FLOOR), STANSTEADBURY FARM, SG12 8JA

- Office/workshop/storage space
- 336 sq ft
- Close to Ware, Hertford and Harlow
- With easy access of A414



LOCATION

Stansteadbury Farm is situated between the rural Hertfordshire villages of Stanstead Abbots and Roydon. Within easy access of the towns of Ware, Hertford and Harlow, and conveniently located to access the A10 and A414.

DIRECTIONS

When travelling along the A414 between Harlow and Hertford, exit at Stanstead Abbots. Follow the road for approximately 2 miles taking a left turn off the slip road, then take the next left lane past the church and follow the driveway straight (not turning into any houses on the left) into the farmyard. When turned into the farmyard the granary will be the building ahead of you. The postcode is SG12 8JA, what3words location for the entrance: ///shady.panic.spits

DESCRIPTION

The Upper Granary is the ground floor room of the building. It is situated within a traditional farm yard setting, offering a total floor space of 336 sq ft. The building benefits from mains electricity connection, as well as many traditional barn features, and an on site shared toilet.

Also available is the unit above, which also measures 336 sq ft. There are two other units available on site of varying sizes. Please contact the agents for further information.

SERVICES

Purchasers should make their own enquires.

PARKING

There is parking available on site.

TERMS

To be discussed between the tenants, landlord and agent.

RENT

Dependent on agreement terms.

PLANNING

Purchaser should make their own enquires.

ACCESS

The land has vehicular access along the driveway past the church from Roydon Road. A one way access system exists, we exit from the site taken further south onto Roydon Road.

EASEMENTS, WAYLEAVERS & RIGHTS OF WAY

The land is offered subject to and with benefit of all existing rights of way, whether public or private, all wayleaves or easements and other rights, whether or not specifically referred to in these particulars.

BOUNDARIES

The purchaser will be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining any boundaries.

VIEWINGS

Viewings are by prior appointment only. For further information, please contact Hester Dalton, Olivia Draper and Ellie Shepherd.

Tel: 01279 771188

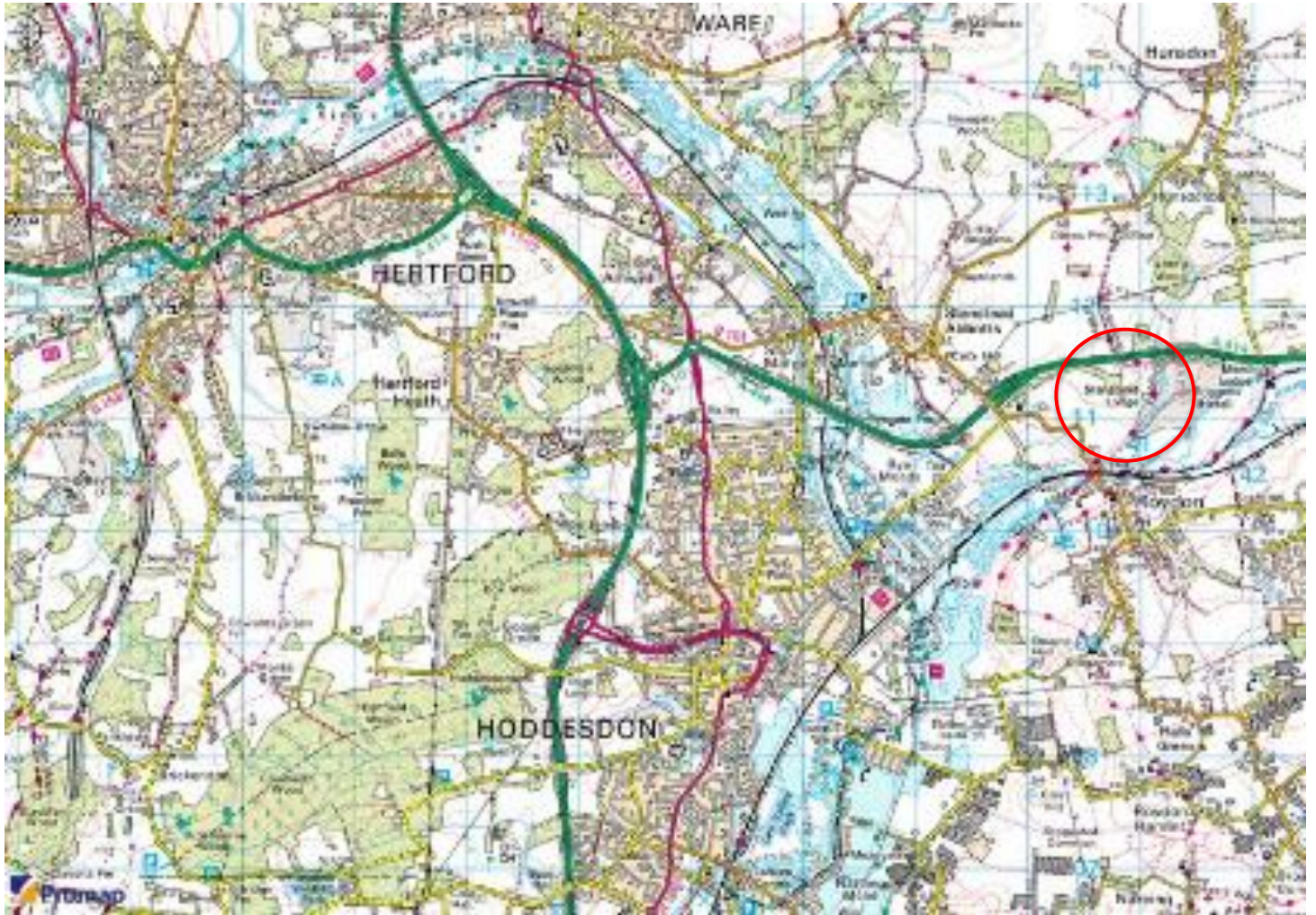
Email: Hester.dalton@sworders.com

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Ellie.shepherd@sworders.com

LOCAL AUTHORITY

East Herts District Council – Telephone: 01279 655261.



N.B. NOT TO SCALE

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DATE

Photos and particulars: April 2023