

# TO LET

## UNIT 10a, CHURCH END FARM, CHURCH END, LITTLE HADHAM, HERTS

- Approximately 5,035 sq.ft. of Light Industrial/Storage space
- Approximately 250 sq.ft office/break room
- 3 manual roller shutter doors
- Bishop's Stortford – Approx. 4 kilometers



### DESCRIPTION

Unit 10a forms part of the converted farmyard of Church End Farm and measures to approximately 5,035 sq. ft. This commercial property further benefits from two WC's and an additional office/ break room area of approximately 250 sq.ft. Large vehicles and machinery have easy access to the unit. Located between the A10 and the M11, and close to Stansted International Airport and rail networks to London.

### LOCATION

Church End Farm is located in the Hertfordshire countryside and is easily accessible to Bishop's Stortford, Ware and Puckeridge. The complex is located just East of Little Hadham on the A120, in a rural setting within a converted farm yard shared with a variety of other business. It also benefits from good access to local centres and transport connections via the A10, the M11 and train lines from Bishop's Stortford to London Liverpool Street.

### DIRECTIONS

Travelling West on the A120 from Bishop's Stortford, follow signs to Little Hadham. Continue on the A120 for approximately 1.5 miles before turning right, signposted to Church End Farm. Continue on Church End until you reach the farm yard, bear left in the farm yard and the unit will be on the right-hand side.

### PLANNING

This unit has planning consent for B1 (Office/Light Industrial) and B8 (Storage and Distribution) uses.

### PARKING

There is ample parking available on site at an onsite carpark with access for vehicles to the unit.

### SERVICES

The property benefits from mains water and 3 phase power. The tenant will be responsible for all outgoings.

### RATES

The rateable value of the unit is £45,000 per annum.

### TERMS OF OCCUPATION

Full terms of occupation available on request. Please contact the agent for further details.

### RENT

£40,000 per annum.

### LOCAL AUTHORITY

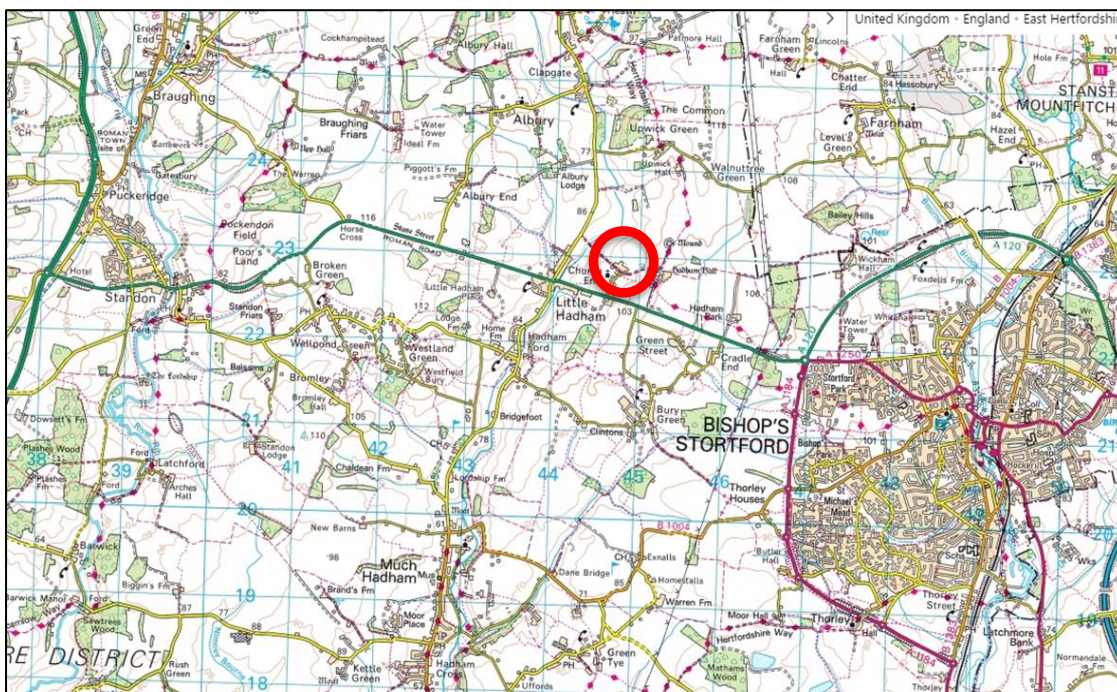
East Herts District Council.

### VIEWING

Strictly by prior arrangement only with the Landlord's agent.

### LANDLORD'S AGENT

Contact: Abigail Wyatt or Ellie Shepherd  
Email: [abigail.wyatt@sworders.com](mailto:abigail.wyatt@sworders.com) or [ellie.shepherd@sworders.com](mailto:ellie.shepherd@sworders.com)  
Telephone: 01279 771188



### IMPORTANT NOTICE

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### DATE

Photographs and particulars prepared November 2023.

