Coach House 2 & 3, Parvilles Farm, Sparrows Lane, Hatfield Heath, Bishop's Stortford, Herts CM22 7AT

STORAGE UNITS TO LET

1,905 – 3,810 sq ft / 177 – 354 sq m



Brand new storage unitsAttractive and secure farm locationAmple on-site parking available



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Location

The property is located in an attractive, secure farm location close to the village of Hatfield Heath, within easy reach of the A1060 which provides access to the towns of Harlow and Bishop's Stortford. The main entrance to the farm is opposite the Down Hall Hotel entrance with a separate electric gated exit route which leads onto Sparrows Lane.

Description

The units are built from a steel and portal frame, with the lower elevation being concrete panels and steel cladding above. Each unit has a polished concrete floor and an electric roller shutter door. Water, 3 phase electricity and foul drainage will be connected to the unit.

The units will have a minimum eaves height of 5.3 m rising to 7.6 m. The roller shutter will measure 4.5 m wide and 5 m high.

Car parking is available on site, outside the unit and in an overflow area.

3,810 sq ft

Accommodation

Gross internal areasCoach House 2177 sq m1,905 sq ftCoach House 3177 sq m1,905 sq ft

354 sq m

TOTAL

Rent

£20,000 + VAT per annum per unit

Use allowed

STORAGE ONLY

Terms

Terms to be negotiated with the Landlord.





Business Rates

The units have not yet been rated; however, the ingoing Tenant will be responsible for paying when they are rated.

Service Charge

There is an estate service charge to cover maintenance of the common areas. The service charge budget is currently £10 per week.

Insurance

The Tenant will be required to reimburse the Landlord for the annual buildings insurance at £TBC. The Tenant will be responsible for arranging and paying for their own contents insurance.

Utilities

The ingoing Tenant is responsible for all cost associated with the unit. The Landlord shall invoice the Tenant on a monthly basis.

Access Hours

Monday to Friday 6 am to 8 pm, Saturdays 8 am to 5 pm, Sundays & bank holidays no access.

Viewings For further information please contact:

Toby Pemberton: Mobile: 07949 530 597 Email: Toby@cokegearing.co.uk

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