



DETACHED CLASS E BUILDING TO LET

1,574 SQ FT (146.22 SQM) APPROX

Angus House, Shire Hill, Saffron Walden, Essex, CB11 3AQ

Angus House is a detached two storey building situated to the rear of a shared, gated site at the top of Shire Hill Industrial Estate.

The building is two storey and is primarily open plan in layout, and is suitable for a variety of uses. There are 3 parking spaces allocated to the building.

- Two Storey
- 3 Parking Spaces
- Secured Gated Site
- Rateable Value £12,250
- VAT is not charged
- EPC – C-51

RENT £22,000 per annum exclusive

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Angus House Saffron Walden

Approximate Gross Internal Area
1798 sq ft - 167 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Ground Floor 835 sq ft
Open plan, double doors to side, windows to three elevations. Separate personnel entrance with access to the first floor.

First Floor 739 sq ft
Open plan with partitioned office to rear, separate staff kitchen area, 2 x wc's.

TERMS

The property is available by way of an internal repairing and insuring lease for a term to be agreed. The letting is to be outside the security of tenure provisions of the Landlord and Tenant Act. A deposit will be required to be held for the duration of the term. Further details available upon request.

Buildings insurance is separately levied, approximately £930 per annum.

BUSINESS RATES

We understand that the property has a Rateable Value of £12,250. Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of Uttlesford District Council (01799 510510) to verify the Business Rates payable.

AGENTS NOTE

The property is accessed via a shared drive and gate. The gate is to be locked out of hours.

LEGAL COSTS

The tenant is to make a contribution of £500 + VAT (£600) towards the landlord's legal fees. This sum is to be deposited with solicitors prior to legal documentation being issued.

REFERENCES

Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand **VAT is not charged** on sums due.

MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. Further information upon request.

CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>

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