

# HARWIN

Maplestead Barn, Maplestead  
Hall, Little Mapplestead, Essex,  
CO9 2SL



Modern Detached Agricultural Building  
7,750 sq ft / 719.98 sq m

- 6m eaves rising to 9.2m to apex
- Two 6m x 6m loading doors
- Single phase power (3 phase available)
- Loading area and yard for external storage
- 0.6 Miles to A131 Sudbury Road
- 6 miles to Sudbury
- 2.5 miles to Halstead

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To Let

## LOCATION

The property is located on a busy and well managed family farm on the outskirts of Halstead. Set within a tidy farm yard with direct access to the main farm access road.

The popular towns of Sudbury (6 miles) and Halstead (2.5 miles) are within easy reach via the A131 which is 0.6 miles from the farm.

## DESCRIPTION

A modern detached grain store that benefits from a good sized loading area to the front of the unit with additional yard to the side of the unit which can be used for external storage and vehicle parking.

The unit benefits from single phase power, but 3 phase power is available, if required.

## ACCOMMODATION

7,750 sq ft / 719.98 sq m

(Gross internal area)

## RENT

£40,000 per annum exclusive



## TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

## VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

## LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Not Applicable

## ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering legislation, the tenant will be required to provide proof of identity and address to the leasing agents prior to solicitors being instructed.



**Daniel Harness**

daniel@harwinproperty.co.uk

07887 058 676

Viewings available by appointment

Details prepared on 8th December 2023

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