



## St. Andrews House

16A Shire Hill Industrial Estate, Saffron Walden, CB11 3AU

### Rare Freehold Opportunity

**39,749 sq ft**  
(3,692.80 sq m)

- Rare Freehold opportunity
- Detached building on a site of 1.19 acres/0.482 hectares
- Generous external areas
- Extensive road frontage

# St. Andrews House, 16A Shire Hill Industrial Estate, Saffron Walden, CB11 3AU

## Summary

Available Size	39,749 sq ft
Rateable Value	£86,500
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The property is formed in 4 main parts.

The full height warehouse appears to be of masonry construction with high level glazing to the external walls under a clear span steel truss framed roof. The height to the underside of the roof trusses is circa 5.8m.

Access to the warehouse is via 2 large roller shutter doors to the front elevation. To the righthand side of the main warehouse is a steel portal framed structure having a height to the underside of the haunch of circa 3m and to the eaves of circa 4m. Access to this area is via a loading door to the flank elevation. To the front of this structure is a 2 storey office component. In addition to the above there is a basement having an approximate height of 2m which is accessed via a roller shutter door via the service road to the right hand side of the building.

To the front of the main warehouse there is a large forecourt providing loading and parking facilities. Parking is also available to the front of the office building and within a further yard to the right hand side of the building.

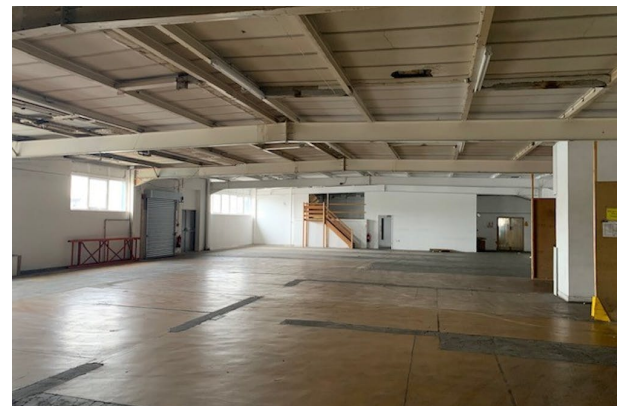
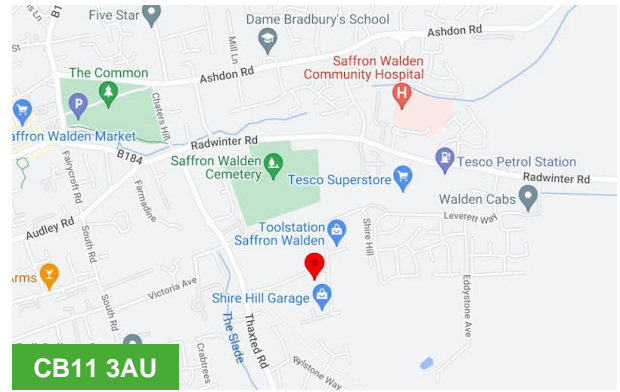
## Location

The property is situated in the heart of the Shire Hill Industrial Estate the main industrial area within the market town of Saffron Walden. Saffron Walden is situated to the east of the M11. Main access being available at Junction 9. The world renowned city of Cambridge is approximately 16 miles to the north.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - full height warehouse	14,101	1,310.03
Ground - portal frame side addition	9,990	928.10
Ground - offices	2,826	262.54
Basement	12,832	1,192.13
<b>Total</b>	<b>39,749</b>	<b>3,692.80</b>



## Viewing & Further Information



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### IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

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