

Ref: AGT/CJL/0:3694

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET

**CRAFT WORKSHOP UNITS
1,325sq.ft. (123.10m²)
WITH COURTYARD PARKING**



**ELM FARM BARN, ELM FARM COTTAGE,
NORTH POLE LANE, NASH, KESTON, BR2 6AP**

LOCATION:

Situated within the village of Nash close to the junction of North Pole Lane and Nash Lane and less than 1 mile from Keston Commons.

DESCRIPTION:

Comprises a brick built courtyard style workshop unit with a mixture of pitched and mono pitched roofs. The unit has the benefit of courtyard parking area for 7 vehicles. The premises have views over farmland and countryside.

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These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract

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ACCOMMODATION:

(with approximate dimensions and floor areas)

WORKSHOP AREAS 27'0" x 13'6" (8.23m x 4.11m)
17'0" x 9'4" (5.18m x 2.85m)
25'3" x 9'4" (7.62m x 2.85m)
37'9" x 15'0" (11.51m x 4.57m)

Cloakroom/wc.

Courtyard parking area

Features (all untested)

- Flexible and inclusive rental terms
- Courtyard parking (7 spaces allocated)
- Countryside views
- Double glazing

TERMS:

To be let upon an inclusive lease for a term to be agreed. Our clients will consider short or flexible lease terms.

RENT:

£200 per week inclusive of rates, electric and water supply.

LEGAL COSTS:

Each party is to be responsible for the payment of their own legal fees.

VAT:

We are advised by our clients that vat will *not* be payable upon the rental agreed under current legislation.

VIEWING:

ONLY by arrangement with the Owner's Agents:
LINAYS COMMERCIAL Tel: 01689 875511

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property