

5 WREN PARK INDUSTRIAL ESTATE



Hitchin Road
Shefford
Bedfordshire
SG17 5JD



TO LET.

INDUSTRIAL / WAREHOUSE UNIT

1,608 SQ FT (149.4 SQ M)



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Location

Shefford is located on the A507 Baldock to Ampthill road at a point where it crosses the A600, approximately midway between Hitchin and Bedford. Access to Junction 10 of the A1(M) is approximately 7.5 miles to the east, with Junction 13 of the M1 approximately 15 miles to the west.

Description

The development comprises of an arrangement of terraced units providing production/storage accommodation. The site is self-contained with easy access off the A507 and the site benefits from the security of electric gates.

Accommodation

The unit is located in the middle of a terrace and offers open plan storage/production area with WC facilities. The property has good forecourt loading and parking area to the front of the property. The current tenants have fitted out first floor mezzanine which can be used for storage/office. This can be removed if required.

The approximate net useable areas are as follows:

Total

Total gross internal ground floor area	1,608 sq ft	149.4 sq m
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* In addition, the accommodation is currently laid out with mezzanine floor, which may be available, subject to reinstatement provisions in the Lease.

Features

- Three phase power
- Roller shutter loading, approx. 3.6 x 4.29 (11' 8" x 13' 7")
- Lighting
- WC facility
- Double glazed windows
- Forecourt loading and parking
- In addition, the tenants have improved the property with EV charging points and an alarm, and these may be available by separate request

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

Rental

£18,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £18,250. The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

* The above figure includes mezzanine storage, so will be recalculated if let as a shell unit.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

The current rating is C-73.

Certificate No. 1021-2184-0157-1260-3636.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for money laundering purposes. Registration is a legal requirement to sell property. Intending purchasers will be asked to provide identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.



Brown & Lee Commercial Property Consultants LLP

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Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

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