

UNIT 10B POUND FARM

Hollybush Lane
Datchworth
Hertfordshire
SG3 6RE



TO LET.

STORAGE / INDUSTRIAL UNIT

2,404 SQ FT (233.4 SQ M)



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Location

The unit forms part of Pound Farm, Datchworth, Hertfordshire, located approximately 5 miles from Stevenage and 3 miles from Knebworth and a short drive from the A602, which connects to the A1(M) at Stevenage.

Pound Farm is a site of mixed storage and production units located in a rural location. Unit 10B is located beyond secure electric gates at the rear of the site and is an end of terrace unit.

Description

The unit has a metal roller loading door to the front as well as a pedestrian entrance door. The loading door measures 4.15m wide by c4.30m high. There is parking in front of the unit for 4 cars.

Internally the unit has a concrete floor and single phase electrics with lighting. There is a purpose built office to the left hand side of the entrance door,

Accommodation:

Industrial Unit	2,404 sq ft	233.4 sq m
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Features:

- Shared WC facility
- Roller shutter door
- Minimum height 4.09m
- Maximum height 5.30m
- Single phase power
- Parking & loading
- Separate internal office
- Secure site with electric entrance gates.

Tenure

The premises available on a new lease to be agreed, with a minimum 3 month rental deposit.

Service Charge

There is no service charge applicable for this unit.

Rental

£25,250 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value for unit 10B 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.

Energy Performance Certificate (EPC)

The property has a EPC Rating of C-72. A copy of the certificate can be provided on request.

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.

