

## 7A BALDOCK INDUSTRIAL ESTATE



London Road  
Baldock  
Hertfordshire  
SG7 6NG



# TO LET.

**LIGHT INDUSTRIAL/BUSINESS PREMISES**  
**6,701 sq ft (622.5 SQ M)**



**For further information please contact: Viv Spearing**

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## Location

The town of Baldock is situated in North Hertfordshire, approximately 1 mile from Junction 9 of the A1(M). To the south, the M25 provides access to the national motorway, and to the north the A14 connects to the M1/M6 and East Coast Ports. Baldock Rail Station provides services to London, Kings Cross, Cambridge and Kings Lynn.

## Description

The property is situated within the town's principal commercial and industrial area and forms part of a division and refurbishment scheme carried out some years ago on what was originally part of a government research centre. The property comprises principally of production/storage facility to ground floor, with glazed entrance and spiral staircase leading to the first floor open plan office area.

## Accommodation

Ground Floor	290.2 sq m	3,124 sq ft
First Floor	332.2 sq m	3,576 sq ft
<b>Total</b>	<b>622.5 sq m</b>	<b>6,701 sq ft</b>

## Features

- Roller shutter loading door to front & side elevation
- Lighting and three phase power
- Facility for goods lift
- Gas supply not connected
- Separate toilet facilities
- Parking area and estate parking close by

## Tenure

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



## Rental

£49,950 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £8,800. The UBR for 2023/24 is 54.6p 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)

A copy of the EPC is available upon 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.



### 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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