

UNITS 5 & 6 WYNDMERE PARK

Ashwell Road
Steeple Morden
Royston
Hertfordshire
SG8 0NZ



TO LET.

INDUSTRIAL/STORAGE UNITS

1,500 SQ FT – 3,000 SQ FT (139.3 SQ M – 278.7 SQ M)



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

T: 01438 794595

E: viv.spearing@brownandlee.com

M: 07970 819375

W: www.brownandlee.com

Location

Steeple Morden is a village and Civil Parish in Cambridge approximately 15 miles southwest of Cambridge and 5 miles west of Royston. Accessed via the A505, the village is located 11 miles northeast of Letchworth Garden City. Ashwell & Morden Train Station is located circa 5 minutes' drive from the property and offers a direct route to Cambridge of circa 20 minutes.

Description

The brand new unit/s will offer open plan warehouse/storage accommodation and are located at the end of the site. The properties will benefit from WC facilities, forecourt loading and parking.

Accommodation

The approximate gross internal available area is 1,500 sq ft- 3,000 sq ft (139.3 sq m - 278.7 sq m). The unit can be split to offer three individual units or taken as a whole.

Features

- Rural location
- WC facilities
- Forecourt loading and parking
- Roller shutter doors
- Three phase power
- Small yards to rear
- 24/7 access
- Completion date December 2024
- Maximum height 6.5m (21' 3")

Tenure

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

Rental

£15,750 per unit, per annum, exclusive.
£31,500 combined, per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £TBC. The UBR for 2024/25 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.

