

7B FEN END, ASTWICK ROAD

Stotfold
Hitchin
Hertfordshire
SG5 4BA



TO LET.

LIGHT INDUSTRIAL/WAREHOUSE UNIT

2,030 SQ FT (188.5 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

Situated on the northern outskirts of the village of Stotfold on the Hertfordshire/Bedfordshire border, the premises are approached via the Astwick Road. Direct access is from the northbound carriageway of the A1(M) just after Junction 10 or from the A507 via the village of Stotfold.

The mainline railway station of Arlesey is approximately 3.5 miles and provides direct services to London Kings Cross.

Description

This modern mid-terrace unit is built around a steel portal frame. The property offers principally clear production/storage space with reception area, meeting room/office and toilet facilities at ground floor and a further office above.

Accommodation

Ground Floor

Warehouse/Industrial	1,426 sq ft	132.5 sq m
Office/WC/Office Area	302 sq ft	28 sq m

First Floor

Office	302 sq ft	28 sq m
--------	-----------	---------

Total

Total gross internal floor approximately	2,030 sq ft	188.5 sq m
--	-------------	------------

Features

- Three phase power and gas supply.
- Powder coated double glazed windows.
- Two WCs.
- Reception/meeting room to ground floor.
- Parking.
- Secure site with gate access.
- Roller shutter loading door 10'0" wide x 16'5" high (3.07m wide x 5.05m high).
- Maximum eaves 26'3" (8.02m).
- Minimum eaves 19' (5.8m).
- First floor office with suspended ceiling.
- Gas central heating to office areas.

Tenure

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

Rental

£22,350 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £22,000. The UBR for 2025/26 is 55.5p 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

We are advised by the owner that VAT is not applicable in this case.

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.

