

2E WIRELESS PARK



Chestnut Lane
Bassingbourn
Royston
Hertfordshire
SG8 5JH



TO LET.

STORAGE/PRODUCTION UNIT (NO CAR BUSINESSES WILL BE PERMITTED)

2,128 SQ FT (197.6 SQ M)



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Location

The property is located on the Wireless Station Park accessed via Chestnut Lane off the A1198 and accessed via the A505/A10 junctions. There are train stations located at Meldreth and Royston, approximately 7 minutes away by car.

Description

The subject property is located at the end of the terrace and offers forecourt loading and parking, and is located on a multi-use estate with various businesses.

Accommodation

The ground floor accommodation provides a storage/production area and is accessed via a roller shutter door. In addition, there is a separate area to the rear of the unit, accessed via a personal door and externally through double doors. The unit is self-contained with its own WC facility.

The approximate gross internal areas are as follows:

Production/Storage Space	1,703 sq ft	158.2 sq m
Rear Store Area	425 sq ft	39.5 sq m
Total Gross Internal Area	2,128 sq ft	197.6 sq m

Features

- WC facility
- Minimum eaves height 2.43m (7' 9")
- Maximum eaves height 3.38m (11' 0")
- LED lighting
- Security bars to windows
- Double glazed
- Electric roller shutter door 3.01m x 2.58m high (9' 8" x 8' 4")
- Double loading doors to rear area 2.88m wide x 2.2m high (9' 4" x 7' 22")

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 £7,500. 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. The current asset rating is D-96.

Certificate No. 0590-0205-3730-2990-7503.

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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