

UNIT 15 WESTON BARNES BUSINESS CENTRE

Hitchin Road
Weston
Hitchin
Hertfordshire
SG4 7AX



TO LET.

SELF-CONTAINED OFFICE BUILDING WITH CAR PARKING

1,291 SQ FT (119.96 SQ M)



For further information please contact: Daniel Musgrove

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Location

Weston Barns Business Centre is located on Town Farm, fronting onto Hitchin Road at its junction with Fore Street and Damask Green Road. Weston Barns Business Centre is situated on the right hand side of the T-junction as you come into Weston near The Red Lion. Weston village is approximately 2 miles from Stevenage and 1½ miles from junction 9 of the A1(M) with access to Letchworth Garden City and Baldock. The village has the benefit of a village shop, Post Office and The Cricketers public house. There is access to a mainline railway station at Stevenage which provides a fast journey time (25 minutes) to London King's Cross.

Description

Self-contained office accommodation over ground and first floors.

At ground floor there is an entrance hall leading to open plan office area with WC and kitchen facilities. Stairs from the entrance hall lead to the first floor which has open plan office area.

Accommodation

Ground Floor

Ground Floor Offices	566 sq ft	52.63 sq m
Ground Floor Kitchen	56 sq ft	5.29 sq m
First Floor	582 sq ft	54.16 sq m

Total

Total net useable area	1,291 sq ft	119.9 sq m
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Features

- Male and female WC facilities.
- Kitchenette.
- 3 parking spaces with additional parking available on site.
- Heating/air conditioning units.
- Surface mounted data and power.
- Superfast broadband.
- Carpeted.

Tenure

The unit is available on a new internal repairing and insuring lease for a term to be agreed.

Rental

£19,350 per annum, exclusive.

Service Charge

There will be a service charge to cover the cost of mains and water usage, building insurance premium and upkeep of all external landscaped areas and building structure.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £11,500. 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 Energy Performance Rating is D-90.

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.

Legal Costs

Each party to be responsible for their own legal costs.

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.

