



NUP END BARN

Nup End Farm
Knebworth
Hertfordshire
SG3 6QJ



TO LET.

RURAL STORAGE UNIT

5,382 sq ft - 10,270 sq ft
(500 sq m - 954 sq m)



T: 01438 316655

www.brownandlee.com

Location:

Nup End is located within close proximity of Knebworth and located approximately 5 miles to Junction 7 of the A1(M). Access to the unit is via Park Lane, located directly from Old Knebworth Lane, off the B197 from Stevenage to Knebworth.

Description:

There are two units available. The larger unit has been built and is available immediately.

The accommodation offers open plan accommodation with forecourt parking and loading.

The units are suitable for agricultural use.

Accommodation:

Unit 1

Storage accommodation	10,270 sq ft	954 sq m
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Unit 2

Storage accommodation	5,382 sq ft	500 sq m
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The above measurement is subject to final onsite inspection

Features

- LED lighting
- WC facility
- Electric roller shutter door
- Three phase power
- Water supply
- Parking

Tenure

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

Rental

Unit 1 - £92,500 per annum, exclusive

Unit 2 - £48,500 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 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)

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.



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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.

