



**1 FEN END**

Stotfold  
Hertfordshire  
SG5 4BA



**TO LET.**

**OPEN SECURE STORAGE YARD (RESTRICTIONS APPLY)**

21,450 sq ft (1,992 sq m)



T: 01438 316655

[www.brownandlee.com](http://www.brownandlee.com)

#### Location:

Situated on the northern outskirts of the village of Stotfold on the Hertfordshire/Bedfordshire border, the premises are approached via 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 King's Cross.

#### Description:

The secure open storage site measures approx. 21,450 sq ft - (1,992 sq m) and subject to final on site measurement.

There are height and time restrictions linked to this site – further details on application.

There is access to water and 3 phase power on site.

#### Restricted access times

8am – 6pm Monday to Friday  
8am – 1pm Saturday  
Sunday – no access

#### Restricted height

2m Height restriction within 2m of the boundary  
3m Height restriction remainder of the site



#### Tenure

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

#### Rental

£75,000 per annum, exclusive.

#### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://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.

#### 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.



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

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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.

