

## THE PUMP HOUSE

Knebworth Park  
Old Knebworth  
Knebworth  
SG3 6HQ



# TO LET.

**TWO-STOREY REFURBISHED OFFICE BUILDING IN VILLAGE  
LOCATION**

1,835 SQ FT (170.47 SQ M)



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### Location:

Knebworth is a large village of some character approximately 3 miles to the south of Stevenage. The village is approximately half way between Junctions 6 and 7 of the A1(M), with both junctions approximately 3 miles distant. The M25 is within 20 minutes driving time and the village is served by a mainline railway station on the London Kings Cross to Edinburgh line, with an InterCity station at Stevenage. Two international airports are within the vicinity at Luton and Stansted.

The Pump House is situated on the Knebworth Estate and is accessed via Old Knebworth Lane. The entrance to Old Knebworth Lane is reached via London Road, near to the Roebuck Roundabout and the entrance to Knebworth Estate on the right-hand side, approximately half a mile past Odyssey Health Centre.

### Description:

The Pump House has been recently refurbished to provide predominantly open plan office space with fibre broadband availability and good level of parking. The property is split over two storeys with separate office suites and WCs and ground floor level.

### Accommodation:

The approximate net useable areas are as follows:

Ground Floor	1,227 sq ft	114 sq m
First Floor	608 sq ft	56.5 sq m

### Total

Total net useable area	1,835 sq ft	170.47 sq m
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### Features

- Rural location
- Approx. 3 miles from junctions 6 and 7 of the A1(M)
- 7 car parking spaces
- Fibre broadband available onsite
- WC
- Kitchen
- Heating (to check)
- Open plan and individual offices
- Carpeted
- Recently refurbished

### Tenure

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

### Rental

£27,500 per annum, exclusive.

### Service Charge

There is an estate service charge to cover the cost of external upkeep and maintenance to the estate.

The budget figure is £2.00 psf which equates to £3,670 per annum plus VAT.

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £23,250. 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 EPC asset rating is E-118. Ref no: 6985-0551-2350-8877-1856.

### 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.

