

Nup End Business Centre

Nup End Green
Old Knebworth
Hertfordshire
SG3 6QJ



TO LET.

INDUSTRIAL/STORAGE UNITS

2,039 SQ FT - 2,210 SQ ft (189.4 SQ M – 205.3 SQ M)



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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 one at the end of a terrace and one located within a terrace. The accommodation offers self-contained industrial/storage space with WC and kitchen facilities.

Accommodation:

Unit A2	2,210 sq ft	205.3 sq m
Unit C1	2,039 sq ft	189.4 sq m

Features

Unit A2

- Roller shutter door 4.27 x 3.5m (14' x 11'.4")
- Three phase power
- WC facilities
- Max height 6.17m (20'2")
- Min height 4.84m (15'7")
- Kitchen facility

Unit C1

- Electric roller shutter door 5.5 x 3.8m (12' x 4")
- Three phase power
- WC facilities
- Max height 6.71m (22')
- Min height 4.5m (14'7")
- Kitchen facility

Tenure

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

Rental

Unit 2A - £30,950 per annum, exclusive

Unit C - £28,750 per annum, exclusive

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £..... 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.



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.

