

UNIT 8A/B POUND FARM

Hollybush Lane
Datchworth
Hertfordshire
SG3 6RE



TO LET.

STORAGE ACCOMMODATION

4,601 SQ FT (427.5 SQ M)



For further information please contact: Viv Spearing

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Location:

The unit forms part of Pound Farm, Datchworth, Hertfordshire, located approximately 5 miles from Stevenage and 3 miles from Knebworth and a short drive from the A602, which connects to the A1(M) at Stevenage.

Accommodation:

Storage Unit	4,601 sq ft	427.5 sq m
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Features:

- Shared WC facility
- 2 x electric roller shutters doors 3.7m x 3.7m (12' 1" x 12' 1")
- Minimum height 4.5m (14' 7")
- Maximum height 5.5m (18' 0")
- Single phase power
- Parking & loading

Tenure

The premises available on a new lease to be agreed, with a minimum 3 month rental deposit.

Rental

£39,000 per annum, exclusive.



Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is 8A Pound Farm £15,750 and 8B Pound Farm £15,750. 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.

