

**40 London Road Industrial
Estate**

London Road
Baldock
Herts
SG7 6NG



FOR SALE.

INDUSTRIAL /WAREHOUSE/PRODUCTION UNIT
953 SQ FT (88 SQ M)



For further information please contact: Viv Spearing

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Location:

Baldock is situated in North Hertfordshire approximately 2 miles from Junction 9 of the A1(M). To the south the M25 provides access to the national motorway network and to the north the A14 connects to the M1/M6 and east coast ports. Baldock railway station provides services to London's Kings Cross/St Pancras, Cambridge & Kings Lynn.

Description:

The unit is located in the middle of a terrace and is located on the popular Baldock Industrial Estate. It is of brick construction and benefits from roller shutter loading facilities and parking. There is a separate W/C facility located outside of the unit.

Accommodation:

The unit provides workshop/storage/production accommodation and benefits from a mezzanine office to the rear of the building.

The approximate gross useable area is as follows:

Ground Floor

Workshop area	826 sq ft	76 sq m
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First Floor

Mezzanine office	127 sq ft	12 sq m
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Total

Total net useable area	953 sq ft	88 sq m
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Features

- 3 Phase power
- Min height 3.98m
- Gas mounted heater
- Mezzanine office area
- Roller shutter door 2.3m wide x 3m high
- W/C Facility
- Freehold

Price

£195,000 freehold

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £4,850. 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.

Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for money laundering purposes. Registration is a legal requirement to sell property. Intending purchasers will be asked to provide identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.



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.

