

UNITS 1-3 PARK FARM BARNs

Stringers Lane
Aston
Hertfordshire
SG2 7EF



TO LET.

OFFICE / WORKSHOP UNITS WITH SECURE YARD AREA

3,322 SQ FT (308.8 SQ M)



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Location

Aston is a popular village located close to Stevenage, but is separate from it. The village is well located for access to the A1(M) and within easy reach of the A10. The property is located in the middle of Aston approximately half a mile from Stevenage.

Description

The subject property consists of a self-contained office area with an attached workshop, adjacent to which is a detached workshop set within a secure yard area with plenty of parking. Unit 1 offers ground floor offices with restricted height storage to the first floor. Unit 2 is a workshop/storage unit. Unit 3 is a detached workshop unit with offices to the first floor.

Accommodation

The approximate net useable areas are as follows:

Unit 1 Office Area/Toilets	1,063 sq ft	98.8 sq m
Unit 1 First Floor Storage (Useable Space)	1,066 sq ft	9.9 sq m
Unit 2 Workshop	791 sq ft	73.5 sq m
Unit 3 Workshop	1,059 sq ft	98.4 sq m
Unit 3 First Floor Office (Restricted Height)	303 sq ft	28.2 sq m

Total

Total net useable area	3,322 sq ft	308.8 sq m
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Features

Unit 1

- Separate WC facilities
- Carpeted
- Double entrance doors
- Security bars to windows
- Wall mounted electric heaters
- Power supply – 3 phase

Unit 2

- Double loading doors 2.4m x 2.4m (7' 8" x 7' 8")
- Height to roof truss 2.7m (8' 8")
- WC facility
- Maximum height to roof 5.4m (17' 7")
- Three phase power

Unit 3

- Lighting
- Single phased power
- 2 x folding loading doors 4.2m x 2.4m (13' 7" x 7' 8")
- Maximum height 5.2m (17')

Tenure

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

Rental

£39,750 per annum, exclusive.

Conditions on planning - Restricted access time

The use of the premises including, vehicle movement, loading/unloading will be restricted to:

Monday-Friday 7.30am -6.30pm

Saturday 07.30am-13.00pm Sundays & bank holidays no access.

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the combined rateable value is £20,000. 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.

Unit 1 – D(91) – Certificate No. 0711-0533-7199-4399-1002

Unit 2 – C(75) – Certificate No. 0990-1911-0393-7733-5044

Unit 3 – D(92) – Certificate No. 7608-6944-6661-8150-5195

VAT

We are advised that NO vat is applicable on the rental.

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.



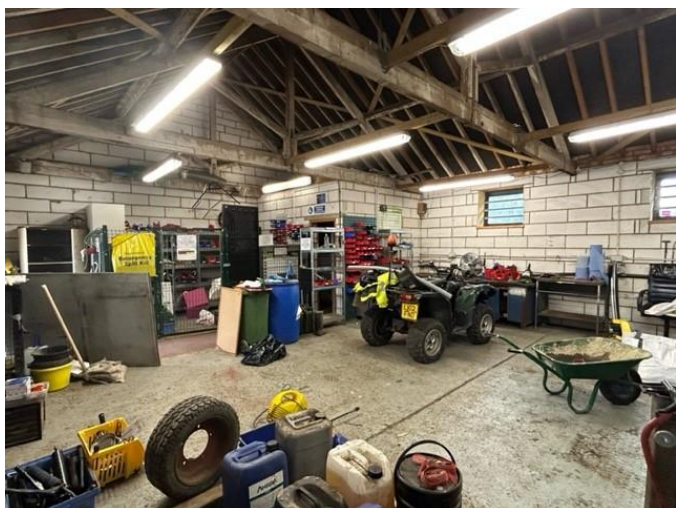
Brown & Lee Commercial Property Consultants LLP

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire SG1 2EF

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Ref No: 14108E





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