



Nup End Business Centre

Nup End Green
Old Knebworth
Hertfordshire
SG3 6QJ



TO LET.

INDUSTRIAL/STORAGE UNIT

2,064 SQ ft – 191.7 SQ M



For further information please contact: Daniel Musgrove

T: 01438 794586

E: daniel.musgrove@brownandlee.com

M: 07966 144131

W: www.brownandlee.com

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:

The available unit is located in the middle of a terrace. The unit offers self-contained industrial/storage space with WC and kitchen facilities. There is a small office to the first floor.

Accommodation:

Unit A2	2,064 sq ft	191.7 sq m
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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

Tenure

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

Rental

Unit A2 - £30,950 per annum, exclusive

Rates

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



Brown & Lee Commercial Property Consultants LLP

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref no: 12935

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.

