



MILLENNIUM BARN

Nup End Business Centre
Old Knebworth
Hertfordshire
SG3 6JE



TO LET.

SELF-CONTAINED OFFICE BUILDING

2,677 SQ FT (248.69 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 Business Centre is within close proximity of Knebworth and located circa 5 miles south of Junction 7 of the A1(M). Access is via Park Lane, located directly from Old Knebworth Lane off the B197 from Stevenage to Knebworth. Millennium Barn is located to the right hand side of the Business Centre, accessed via a road at the rear of the estate.

Description

Millennium Barn is constructed over ground and first floors. On the ground floor there is kitchenette and WC facilities and a large, open plan office area with three self-contained offices accessed off this main area. Feature stairs lead to the first floor, which is set out as open plan landing area providing individual office rooms or storage areas accessed from a central corridor. To the front of the property there is parking for approximately 20 vehicles.

Accommodation

The approximate net useable areas are as follows:

Ground Floor	1,377 sq ft	127.9 sq m
First Floor	1,300 sq ft	120.7 sq m

Total

Total net useable area	2,677 sq ft	248.6 sq m
------------------------	-------------	------------

Features

- Self-contained office building
- Views across open countryside
- Open plan and cellular office layout
- Self-contained kitchen/breakout area
- Self-contained parking area

Tenure

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

Rental

£38,950 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value for the Ground Floor is £19,250 per annum and for the First Floor £15,500 per annum. 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.

