

## UNIT 9 WIRELESS PARK

Chestnut Lane  
Bassingbourn  
Royston  
Hertfordshire  
SG8 5JH



# TO LET.

**STORAGE / PRODUCTION UNIT  
(NO CAR BUSINESSES WILL BE PERMITTED)**  
1,926 SQ FT (178.9 SQ M)



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## Location

The property is located on the Wireless Station Park, accessed via Chestnut Lane off the A1198 and accessed via the A505/A10 junctions. There are train stations located at Meldreth and Royston, approximately 7 minutes away by car.

## Description

The subject property is located at the end of a terrace and offers forecourt loading and parking, and is located on a multi-use estate with various businesses.

## Accommodation

The ground floor accommodation provides an open plan storage/ production area and is accessed via a roller shutter door.

The approximate gross internal area is as follows:

|                          |             |            |
|--------------------------|-------------|------------|
| Production/Storage Space | 1,926 sq ft | 178.9 sq m |
|--------------------------|-------------|------------|

## Features

- Communal WC facility
- Minimum eaves height 6m (19'6")
- Maximum eaves height 9m (29'5")
- Lighting
- Personnel door
- Roller shutter door approx. 5.5m wide x 4.9m high (18' x 16')
- Forecourt parking and loading approx. 3 car spaces
- Three phase power supply

## Tenure

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

## Rental

£15,000 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £TBC. The UBR for 2025/26 is 55.5p 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.

The current asset rating is D-89. Certificate No. 0110-0231-1669-8325-7006.

## 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.

