



KINGFISHER PARK

A507 Arlesey Road, Henlow, SG16 6DD



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BRAND NEW UNITS TO LET FROM 930SQ FT
AVAILABLE FROM JULY 2025

**BROWN
& LEE**
Property Consultants





KINGFISHER PARK

A507 Arlesey Road, Henlow, SG16 6DD

LOCATION

Kingfisher Park is situated between Henlow Village & Arlesey station on the A507 both within a 6 minute walk. The site has public footpaths in and around the semi-rural site.

Arlesey Station is on the East coast mainline where London St. Pancras can be reached in 40 minutes. Junction 10 of the A1(M) is a 5 minute drive; Hitchin is 6 miles, Letchworth 5 miles & Biggleswade is 4½ miles.

DESCRIPTION

The new development is made up of 14 single story individual units of 930 square feet (86.4 meters squared), multiple units can be combined to create larger accommodation. The eaves height being 3.6 meters.

The light gauge steel frame provides a unique internal presentation with high levels of insulation to the roof and walls.

Each unit will be provided with an insulated roller door (3.6m wide x 2.95m high) and double glazed UPVC entrance door and window with 2 insulated roof lights. Each unit will have allocated parking and EV charging point.

Internally the units will provide WC and tea point facilities ready for final tenant fit out.

The units will have 3 phase power with an electric roller shutter door.

The units will be ready for tenants to

EACH UNIT BENEFITS FROM:



Electric Roller Shutter



3 Phase Power



Parking



Broadband Service



Tea Prep Area



WC Facility

install security alarm and/or high speed fibre.

The communal road network will be covered by CCTV and street lighting.

TENURE

The units are being offered on new full repairing and insuring leases for a term to be agreed.

RENTAL

Rent on application.

ACCOMMODATION

The units provide the following gross internal areas

Units	SQ FT	SQ M
1-14	930	86
15	3,677	341
16	3,816	354

These measurements are off-plan and are subject to finalisation on build completion.





RATES

To be assessed with the local authority being Central Bedfordshire Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available on request.

SERVICE CHARGE

Tenants will be required to contribute to a service charge for the upkeep of the common parts.

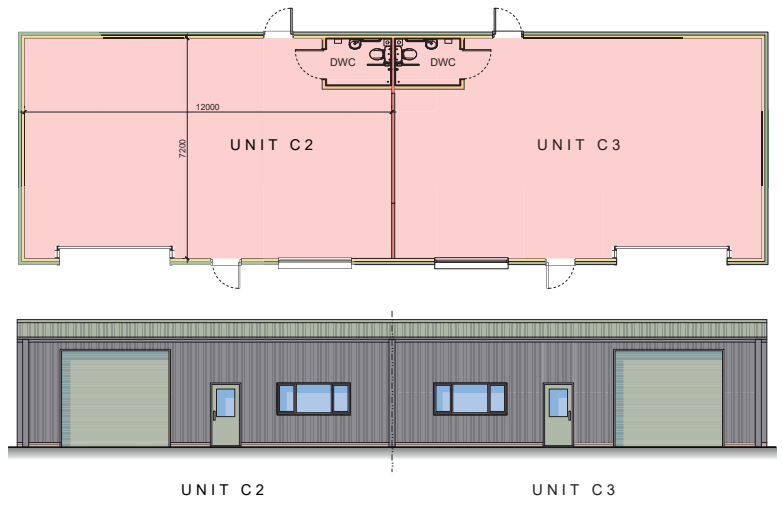
VAT

Unless otherwise stated, all prices and rent quoted are exclusive of Value Added Tax. Any potential tenants should satisfy themselves in respect of any VAT liability before entering into any lease.

IMPORTANT

The services, fixtures, fittings, appliances and other

TYPICAL LAYOUT AND ELEVATION PLAN



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 should satisfy themselves as to their condition.

For further information please contact:

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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



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