

UNIT 2 REAR OF MANLEY BUNGALOW

**BROWN**  
**&LEE**  
Property Consultants

Pirton Road  
Hitchin  
Hertfordshire  
SG5 2ES



**TO LET.**

**STOREAGE/OFFICE ACCOMMODATION**

1,826 SQ FT (169.6 SQ M)

For further information please contact either:

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## Location

The property is located on Pirton Road, just outside of Hitchin and is located to the rear of Manley Bungalow.

## Description

The brick built unit is a semi-detached property providing clear storage/office accommodation with forecourt parking and loading facilities.

## Accommodation

The ground floor accommodation provides storage and office accommodation with kitchen and toilet facilities.

The approximately gross internal area is as follows:

|                           |             |            |
|---------------------------|-------------|------------|
| Total Gross Internal Area | 1,826 sq ft | 169.6 sq m |
|---------------------------|-------------|------------|

## Features

- Three power supply
- WC facility
- Office areas
- Kitchen
- Roller shutter door approx. 4.99m wide x 2.94 m high (16' 3" x 9' 6")
- Double glazed windows
- Maximum height 3.12 m (10' 2")

## Tenure

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

## Rental

£26,000 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.

## 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.

