

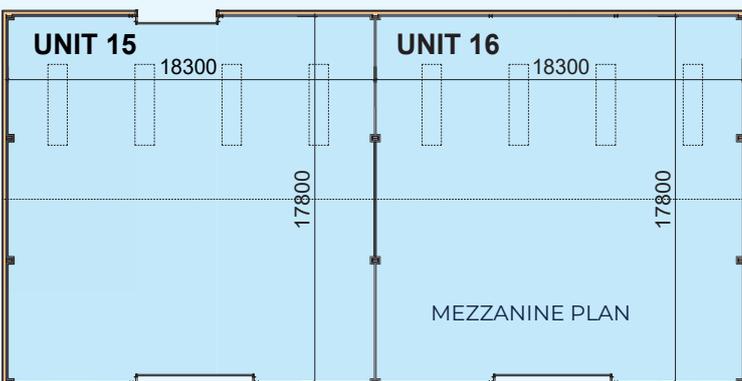
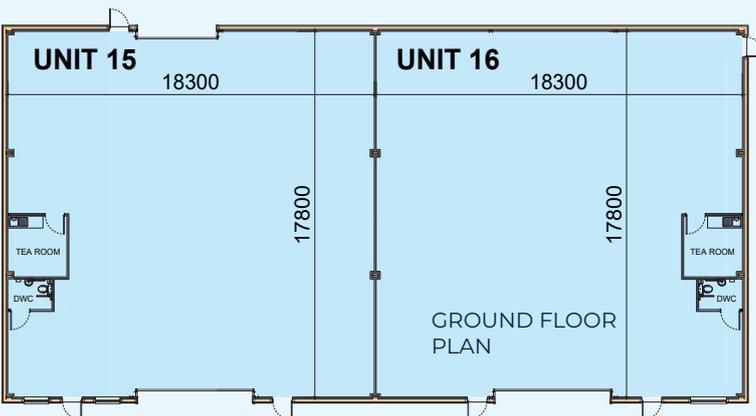
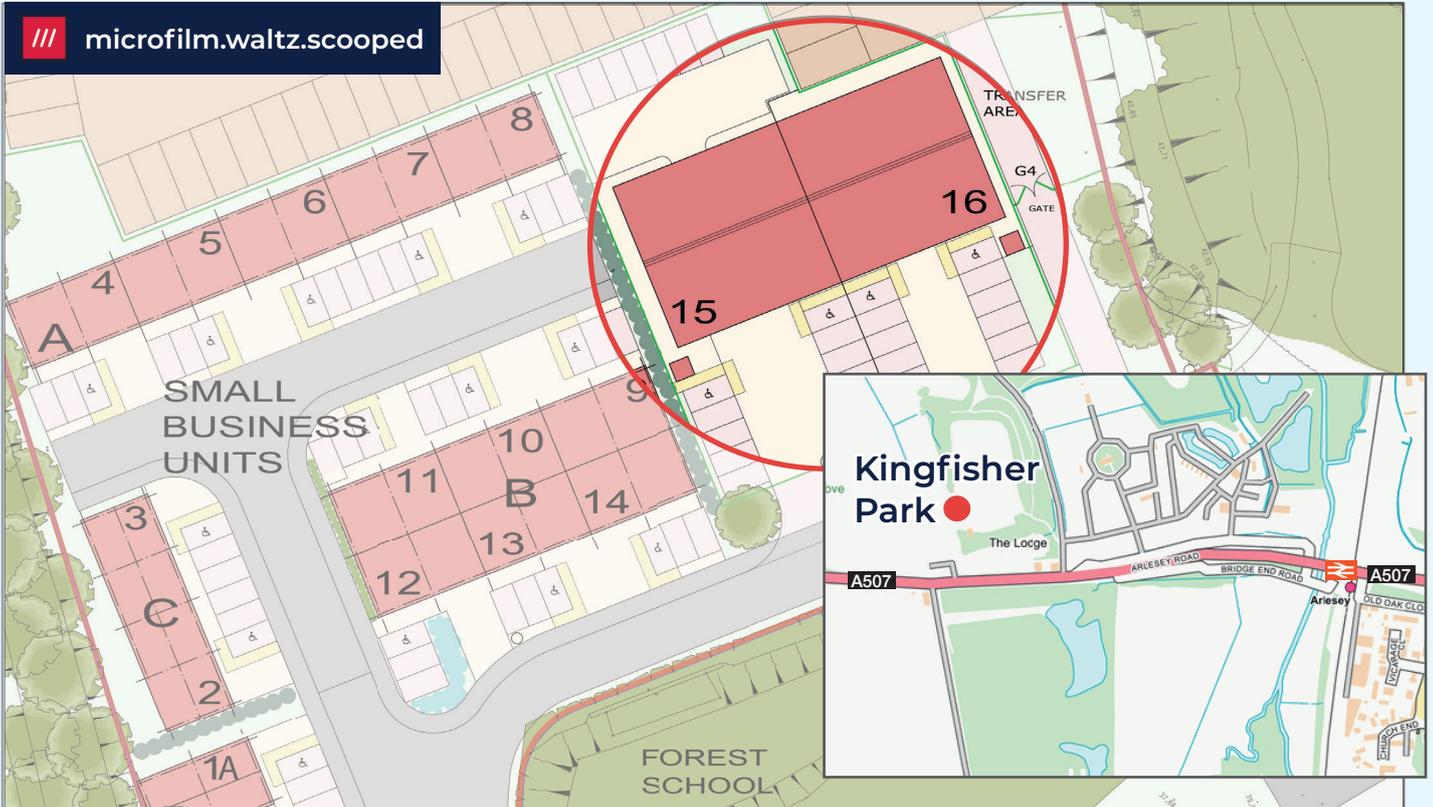


KINGFISHER PARK

A507 Arlesey Road, Henlow, SG16 6DD

2 BRAND NEW UNITS TO LET FROM 3,500 SQ FT

AVAILABLE 2026



FUTURE DEVELOPMENT PROPOSALS

Subject to planning for B2, B8 and E(C) Class Use, units 15 & 16 are to be constructed following completion of units 1-14 Kingfisher Park.

The two units will offer approximate gross internal ground floor areas of 3,500 sq ft. Both will have potential for additional mezzanine floors or adaptation during construction. Please note these measurements are off-plan and are subject to finalisation on build completion.

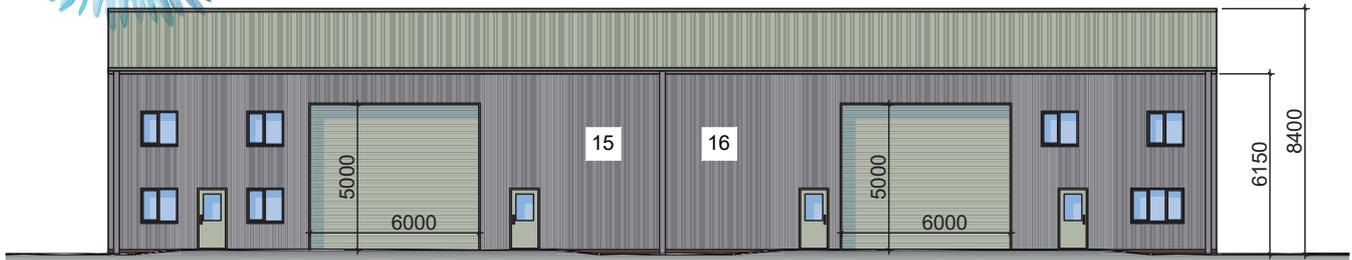
TENURE AND RENT

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



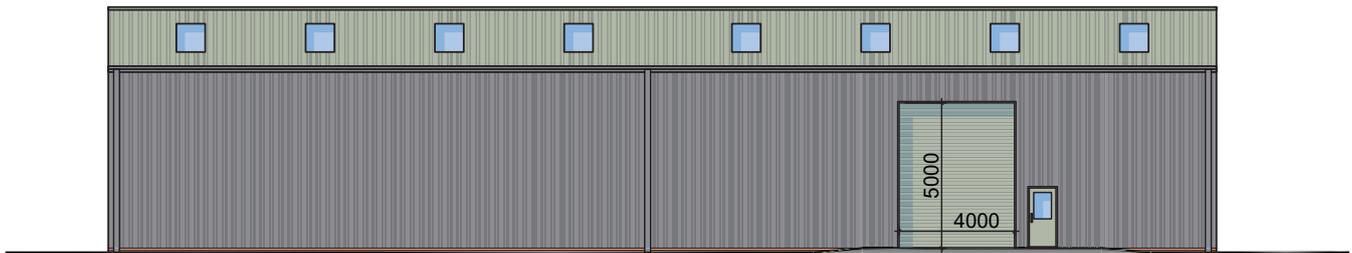
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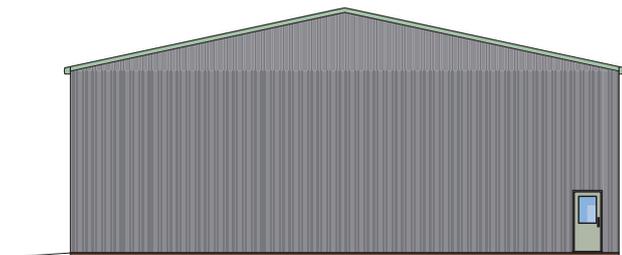
FRONT ELEVATION - UNIT 15

UNIT 16

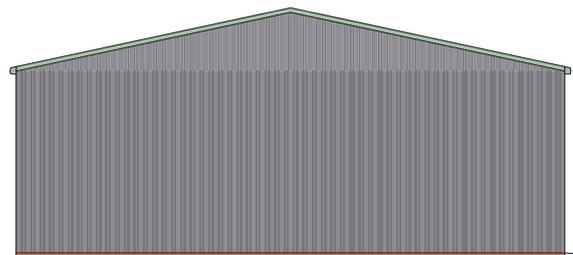


REAR ELEVATION - UNIT 16

UNIT 15



SIDE ELEVATION



SIDE ELEVATION

EACH UNIT BENEFITS FROM:



CCTV to Communal Roads



Insulated Roof & Walls



uPVC Entrance Door & Windows



High Level Lighting



Block Paved Parking Areas



EV Charging Points



Unit 15: 18 Parking Spaces & Secure Rear Yard



Unit 16: 12 Parking Spaces



Metal Palisade Security Fencing & Gates

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.

SERVICE CHARGE

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

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 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