

UNIT 3A WIRELESS PARK

Chestnut Lane
Bassingbourn
Royston
Hertfordshire
SG8 5JH



TO LET.

**STORAGE / PRODUCTION UNIT
(NO MOTOR USE)**

2,042 SQ FT (189.7 SQ M)



For further information please contact: **Jake Wall**

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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 offers forecourt loading and parking, and is located on a multi-use estate with various businesses.

The ground floor accommodation provides an open plan storage/production area with offices, kitchen and WC facility. It can be accessed via a personnel and roller shutter door to the front.

Accommodation

The approximate gross internal area is as follows:

Production/Storage Space	2,042 sq ft	189.7 sq m
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Features

- Includes a WC, offices, kitchen areas.
- Air conditioning to part of the unit
- Minimum eaves height 5m (16'4")
- Maximum eaves height 6.91m (22'8")
- LED Lighting
- Roller shutter door approx. 3.9m wide x 4.2m high (13'1" x 13'10")
- Forecourt parking and loading approx. 6 car spaces
- Three phase power supply – Currently disconnected but can be reinstated.
- No gas

Tenure

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

Rental

£18,000 per annum, exclusive.

Service Charge

There is a service charge for the upkeep of the common parts. The current premium is £100.10 per annum.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £11,000. 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)

The current asset rating is C-63.
Certificate No. 9387-2996-5496-4976

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.

