

HIGH HEATH FARM

Whitwell Road
Codicote
Hertfordshire
SG4 8SZ



TO LET.

RURAL STORAGE UNITS AVAILABLE ON FLEXIBLE TERMS

4,000 TO 6,000 SQ FT (371.6 TO 557.4 SQ M)



For further information please contact: Christie Bays

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Location

The subject property is located off the village of Codicote (B656) and is situated off Whitwell Road, approximately 5 miles to Junction 6 of the A1(M) and approximately 13 miles to the M1 Junction 10.

Description

There are 4 separate units available with the first occupation available September 2025. The units offer storage accommodation with forecourt loading and parking. The units are suitable for agricultural use.

Accommodation

The approximate gross internal areas are as follows:

Grain Shed	6,000 sq ft	557.4 sq m
Grain Shed - Available April 2026	4,000 sq ft	371.6 sq m
Grain Shed - Available Sep 2026	6,000 sq ft	557.4 sq m

The above measurements are approximate and subject to final on-site inspection.

Tenure

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

Rental

4,000 sq ft - £36,000 per annum, exclusive.

6,000 sq ft - £54,000 per annum, exclusive.



Rates

We understand from the Valuation Office Agency website (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)

TBC.

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.



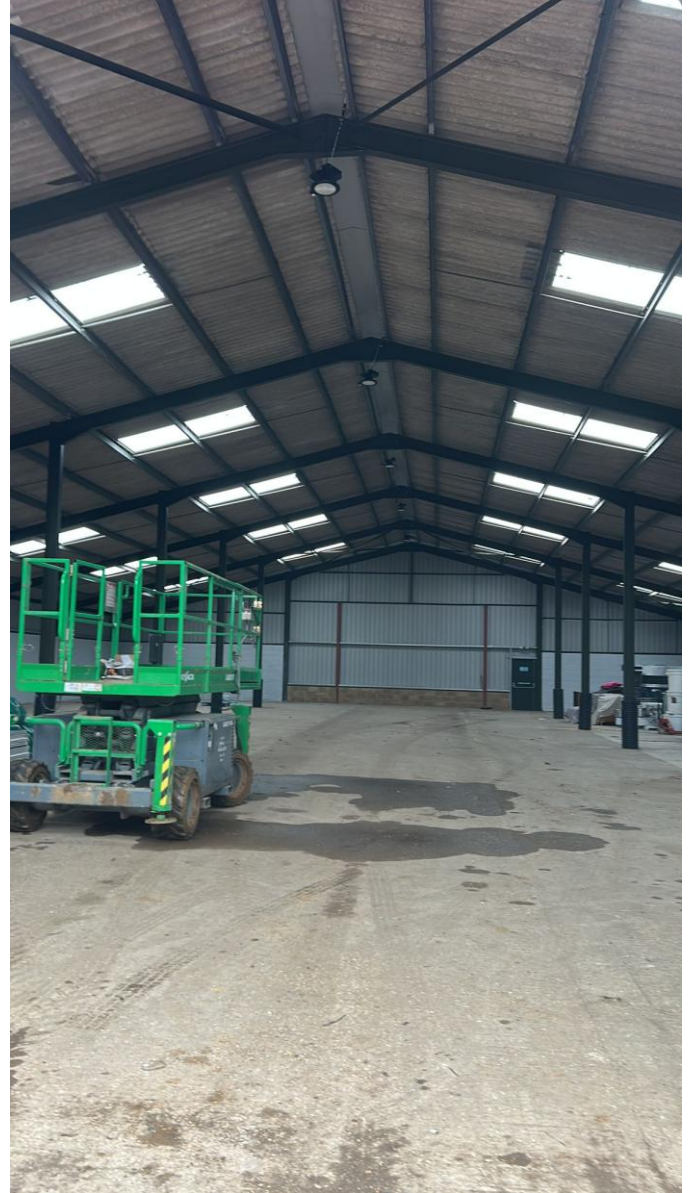
Brown & Lee Commercial Property Consultants LLP

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire SG1 2EF

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 | Regulated by RICS.

Ref No: 16958E





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