



UNIT 15 & 17 WIRELESS PARK

Chestnut Lane
Bassingbourn
Royston
Hertfordshire
SG8 5JH



TO LET.

STORAGE / PRODUCTION UNIT WITH SUBSTANTIAL YARD (NO MOTOR USE)

UNIT OF 4508 SQ FT (425 SQ M)

YARD OF 1.148 ACRES – MAY LEASE SEPARATELY



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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 is located towards the rear of the estate and offers forecourt loading and parking.

Unit 15 is a storage production unit consisting of 2 roller shutters at either end. Unit 17 provides covered storage space set within the extensive external yard.

The landlord may consider splitting unit 15 and yard space to offer these areas independently.

Accommodation

The approximate gross areas are as follows:

Unit 15	4508 sq ft	425 sq m
Yard	1.148ac	0.46ha

Features

- Communal WC facility on the estate
- Unit 15 Minimum eaves height 4.8m (15'7")
- Unit 15 Maximum eaves height 6.5m (21'4")
- LED Lighting
- 2 roller shutters (H2.3m x W3.46m & H2.5m x W3.62m)
- Forecourt parking and loading
- Three phase power supply
- No gas
- Yard space features mixture of slab and hardcore surface with secure palisade fencing
- Split of the yard may be considered

Tenure

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

Rental

Rent on application.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £32,500. 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.

Service Charge

There is a service charge for the upkeep of the common parts. The current premium is £7,510.80 per annum.

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.

