



KINGFISHER PARK

A507 Arlesey Road, Henlow, SG16 6DD

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**TWO BRAND NEW INDUSTRIAL UNITS TO LET -
AVAILABLE FOR MOTOR & MOT USE (CLASS 4 & 7)**



FROM 3,423 TO 6,887 sq ft (318 – 640 sq m)

**BROWN
& LEE**
Property Consultants 



KINGFISHER PARK

A507 Arlesey Road, Henlow, SG16 6DD

LOCATION

Kingfisher Park is situated between Henlow Village and Arlesey station on the A507 both within a 6 minute walk. The site has public footpaths in and around the semi-rural site.

ARLESEY STATION

Is on the East coast mainline where London St. Pancras can be reached in 40 minutes.

Junction 10 of the A1(M) is a 5 minute drive; Hitchin is 6 miles, Letchworth 5 miles and Biggleswade is 4.5 miles.

DESCRIPTION

The units can be combined to create larger accommodation.

The internal walls will be painted blockwork to 2.4m² high to the external walls. The party wall will be painted to full height.

The steel frame provides a unique internal presentation with high levels of insulation to the roof and walls. Each unit will have electric roller shutter door with forecourt parking and loading. Unit 15 has an additional secure yard to the rear with additional container storage.

Internally the units will provide WC and tea point facilities. The units will be ready for tenants to install security alarm and/or high-speed fibre. The communal road network will be covered by existing CCTV and street lighting.

TENURE

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

RENTAL

Rent on application.

EACH UNIT BENEFITS FROM:

 Electric Roller Shutter	 3 Phase Power	 Secure Yard	 Parking	 Broadband Service	 Tea Prep Area	 WC Facility
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PLANNING

Unit 15 has planning consent for a Class 4 and 7 MOT Station and Motor Vehicle Servicing.

Unit 15 has ducted pits installed in readiness for three phase electric and fiber connections for the tenant to fit jacking beams and scissor lift.

Unit 16 has planning consent for E(g), B2 & B8.

More detailed information and plans can be provided on request.

ACCOMMODATION

The units provide the following gross internal areas:

Units	SQ FT	SQ M
15	3,423	318
16	3,464	322

These measurements are off-plan and are subject to finalisation on build completion.

Units 15

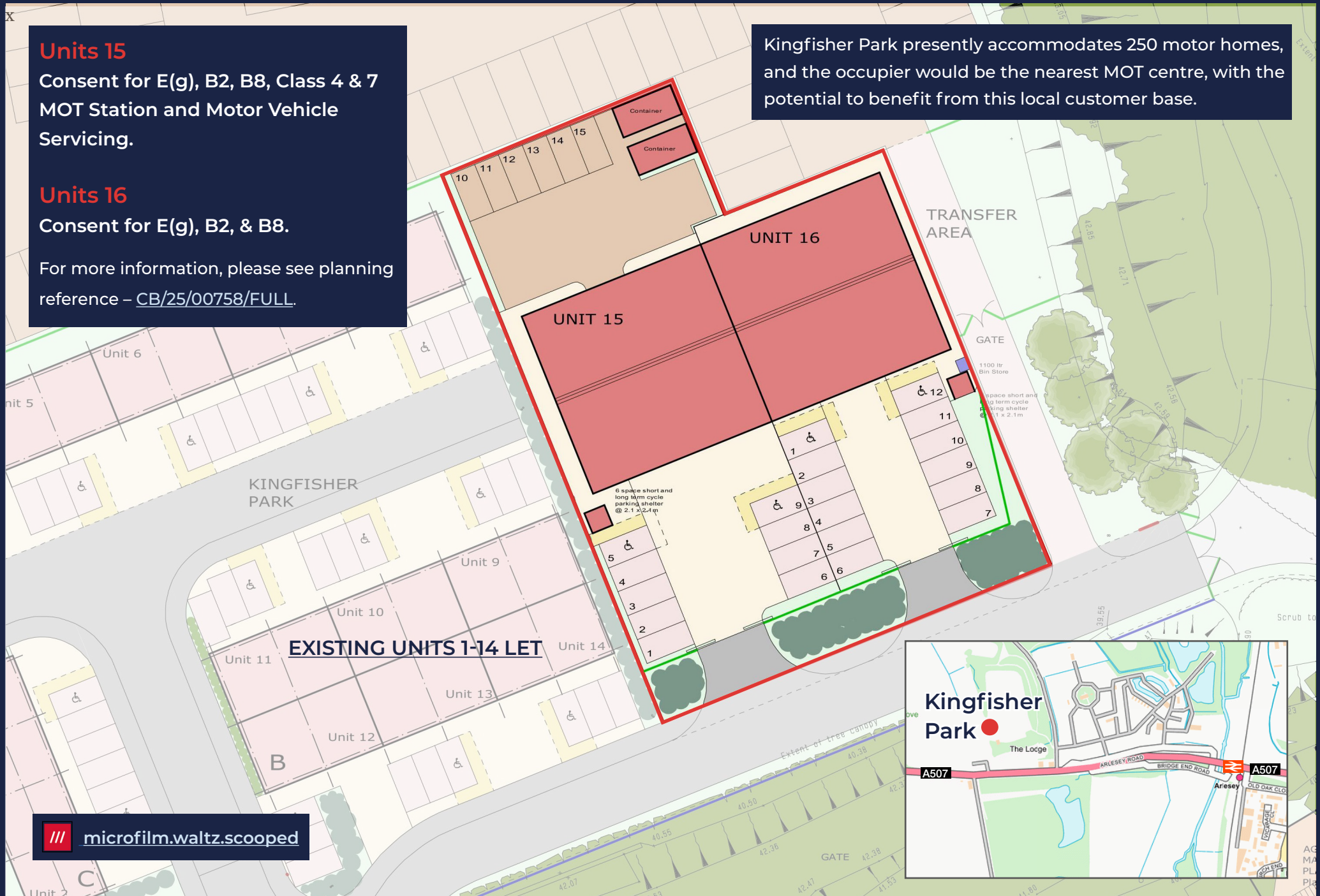
Consent for E(g), B2, B8, Class 4 & 7
MOT Station and Motor Vehicle
Servicing.

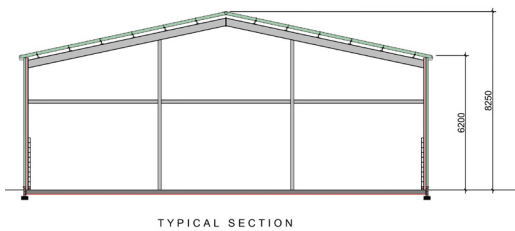
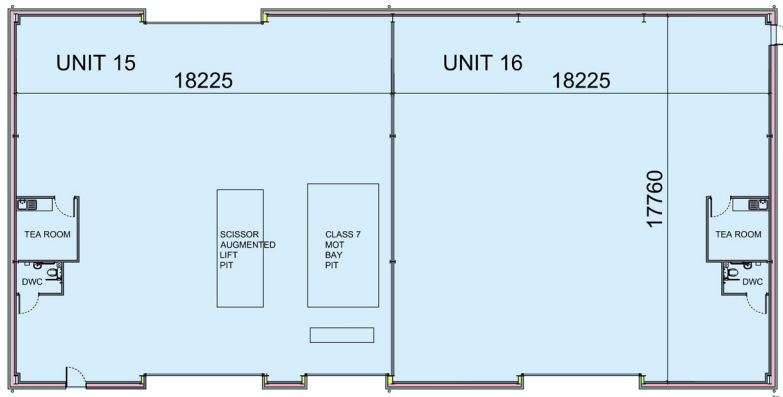
Units 16

Consent for E(g), B2, & B8.

For more information, please see planning
reference – [CB/25/00758/FULL](#).

Kingfisher Park presently accommodates 250 motor homes, and the occupier would be the nearest MOT centre, with the potential to benefit from this local customer base.





RATES

To be assessed with the local authority - Central Bedfordshire Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available on practical completion.

SERVICE CHARGE

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

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.

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.



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