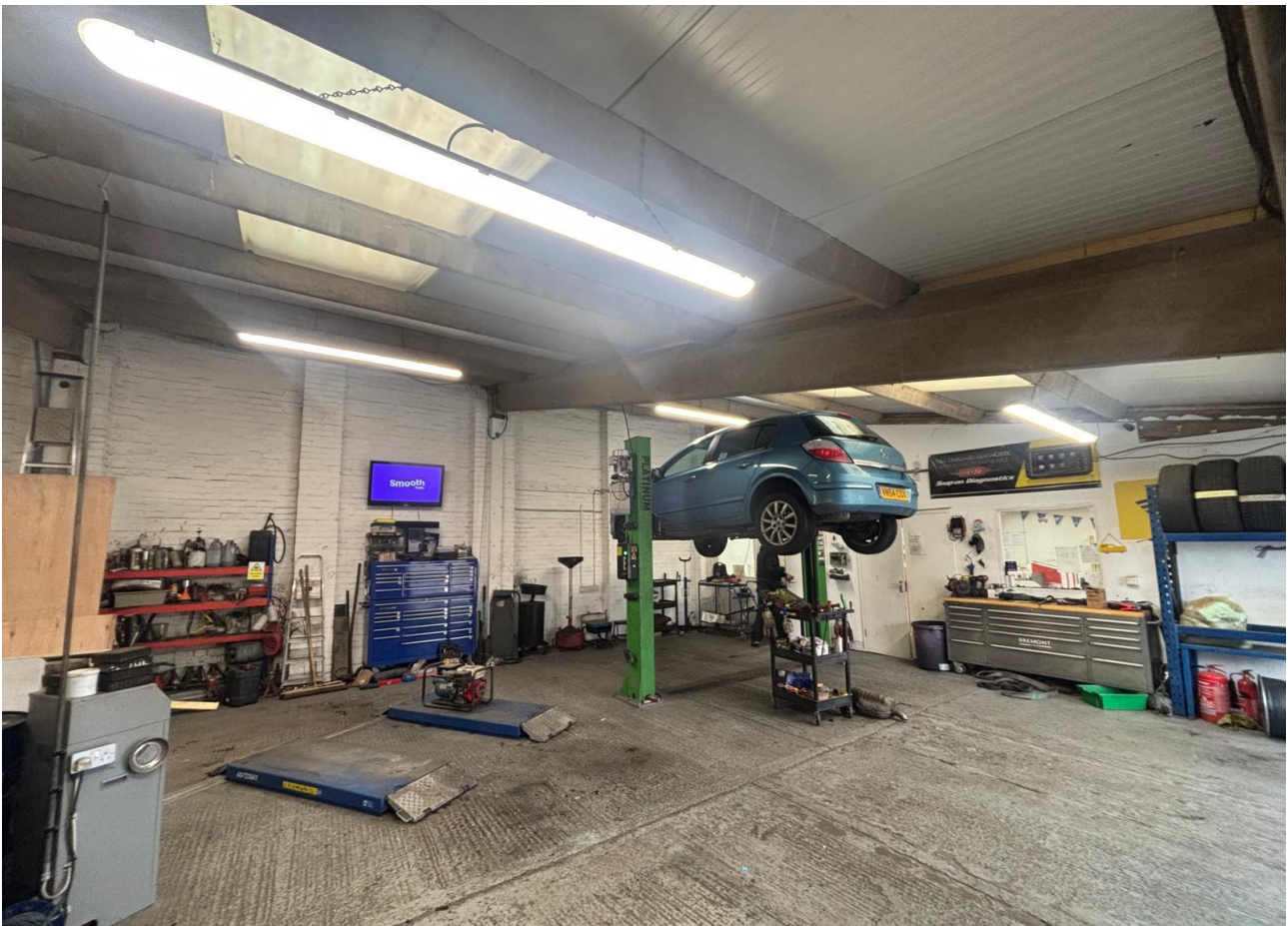


UNIT 2A WIRELESS PARK

Chestnut Lane
Bassingbourn
Royston
Hertfordshire
SG8 5JH



TO LET.

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

1,776 SQ FT (165 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 is an end of a terrace unit offering forecourt loading and parking. It is located on a multi-use estate with various businesses.

Accommodation

The ground floor accommodation provides an open plan storage/production area. The unit includes a WC, office/customer waiting area and kitchen. It is currently being used for motor vehicle repairs with side and front loading and access via roller shutters.

The approximate gross internal area is as follows:

Production/Storage Space	1,776 sq ft	165 sq m
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Features

- WC facility
- Kitchen facility
- Minimum eaves height 2m (6'7")
- Maximum eaves height 3.7m (12'2")
- LED Lighting
- 2 Roller Shutters (H2.3m x W3.46m & H2.5m x W3.62m)
- Forecourt parking and loading approximately 8 spaces
- Three phase power supply
- No gas

Tenure

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

Rental

£14,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £9,800. The UBR for 2026/27 is 43.2p 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 £900 per annum.

Energy Performance Certificate (EPC)

The current asset rating is E-112.

Certificate No. 0250-4957-0311-5110-6034.

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.

