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01442 240406

UNIT 9 HARVINGTON PARK PITSTONE GREEN, LU7 9GW



TO LET/MAY SELL

Light Industrial/Warehouse Unit Including First Floor Offices 6,689 SQ FT (621.40 M²)

A modern end terrace unit constructed circa 2005
B1, B2 and B8 planning use
I8 allocated parking spaces
6m plus eaves



CHARTERED SURVEYORS | COMMERCIAL PROPERTY AGENTS | VALUERS | BUILDING SURVEYORS | RATING CONSULTANTS RIC Hemel Hempstead 01442 240406 St Albans 01727 843162 Watford 01923 252188 Welwyn Garden City 01707 259599



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VIEWING	Strictly by appointment via sole agent:		
EPC	The Energy Performance Asset Rating is C65. A copy of the full Energy Performance Certificate is available upon request.		
VAT	The property is elective of VAT and therefore VAT will be charged on the rent.		
	by reference to the valuation onice website, the property has a fateable value of £43,500. The current uniform business rate being 48p in the £1. By virtue of the fact a large mezzanine floor of 1,632 sq ft has now been removed, following an appeal to the District Valuer's Office the rateable value will decrease although we cannot give an indication as to how much at this time.		
RATES	By reference to the Valuation	Office website the prop	erty has a rateable
RENT/ QUOTING SALE PRICE	£79,000 per annum £1.15 million		
TERMS	Any rental letting will be for a minimum period of 5 years. The letting is to be external to the provisions of the 1954 Landlord and Tenant Act.		
ACCOMMODATION	Ground floor First floor offices Total	5,909 sq ft 780 sq ft 6,689 sq ft	548.94 m² 72.46 m² 621.40 m²
DESCRIPTION	The subject property comprises a modern end terrace unit constructed with a steel portal frame with elevations formed of blockwork up to a height of approximately 2.25 metres and a combination of coated insulated profile microrib composite cladding panels. The roof is pitched and formed of insulated coated steel sheeting incorporating translucent roof lights.		
	The business park is located approximately 2 miles from the A41 dual carriageway which provides each access to the M25 (junction 20)		
LOCATION	Harvington Park is located on the successful Pitstone Green Business Park, which has attracted occupiers such as Goodrich Aerospace, Colbree Precisions Instruments and Garrard Windows.		

The full range of our instructions is available on our website

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