

**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)

- | | |
|--|--|
| <ul style="list-style-type: none"> ■ A modern end terrace unit constructed circa 2005 ■ B1, B2 and B8 planning use | <ul style="list-style-type: none"> ■ 18 allocated parking spaces ■ 6m plus eaves |
|--|--|

UNIT 9 HARVINGTON PARK, PITSTONE GREEN, LU7 9GW

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 business park is located approximately 2 miles from the A41 dual carriageway which provides each access to the M25 (junction 20)

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.

ACCOMMODATION

Ground floor	5,909 sq ft	548.94 m ²
First floor offices	780 sq ft	72.46 m ²
Total	6,689 sq ft	621.40 m²

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.

RENT/

£79,000 per annum

QUOTING SALE PRICE

£1.15 million

RATES

By reference to the Valuation Office website, the property has a rateable 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.

VAT

The property is elective of VAT and therefore VAT will be charged on the rent.

EPC

The Energy Performance Asset Rating is C65. A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via sole agent:

IAN MCGILL
01442 240406
iwm@stimpsons.co.uk

STIMPSONS
Innovation House
39 Mark Road
Hemel Hempstead
HP2 7DN