

# THE NEW **BARN**

GREAT NORTH ROAD, BALDOCK,  
HERTFORDSHIRE SG7 5EN

▷ Adjacent to Junction 10 (A1M)

▷ M1-17 miles / M25-25 miles



- ▷ Detached Modern Warehouse
- ▷ 7,610 sq ft (706.98 sq m)
- ▷ Plus porta-cabin offices 648 sq. ft. (60.10 sq. m)
- ▷ On Substantial Secure Site Of Circa 2.265 Acres

**FREEHOLD FOR SALE**

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## Description

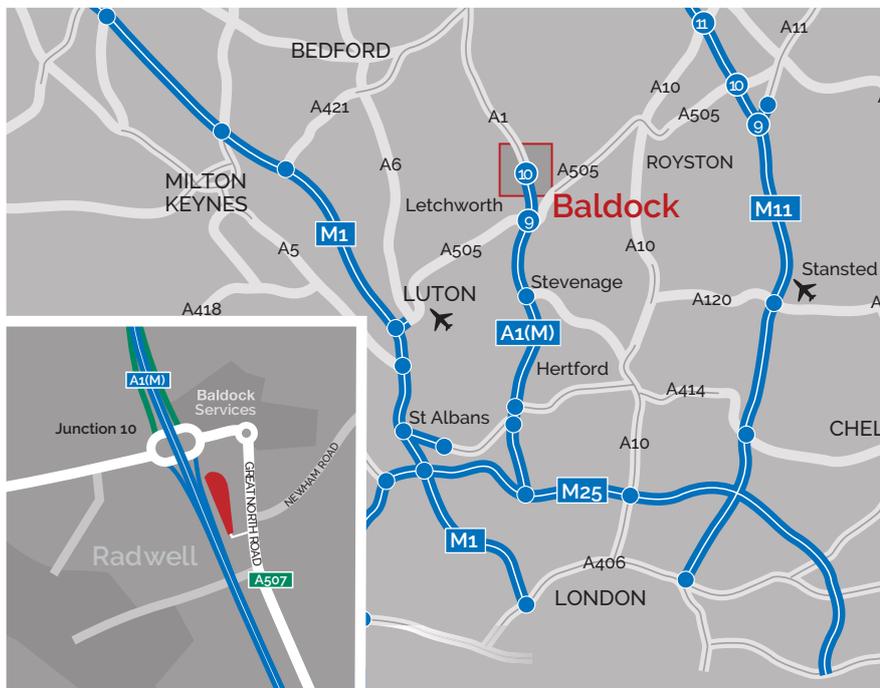
The property comprises a modern single storey industrial/warehouse unit of steel frame construction under a steel pitched roof with elevations of breeze block finished with shiplap boarding. The property benefits from steel corrugated sliding loading doors to both front and rear elevations, together with external security lighting and CCTV. There are two porta cabin office areas.



Planning: Listed in Hertfordshire Waste Development framework, waste site allocations adopted 2014. Planning consent was granted to extend the main warehouse by a further 1,000 sq. ft. but this has since lapsed.

## Location

The site and building are virtually adjacent to Baldock Services at Junction 10 of the A1M at Radwell, which includes such occupiers as Days Inn Hotel, Starbucks, Greggs, McDonalds, M&S and Shell Service Station. The self-contained site is accessed via a turning off the Great North Road (A507).



## Features

- ▷ Virtually adjacent to Baldock Services at Junction 10 (A1M)
- ▷ Secure site – circa 2.265 Acres
- ▷ 3 Phase power (150 KVA)
- ▷ 2 steel sliding loading doors at front and rear
- ▷ Eaves height 4.8m (15ft 9in)



## Distances

Stevenage	10.8 miles
Welwyn Garden City	16.1 miles
Letchworth	4.1 miles
M25 J23/1	25 miles
M1 J10	17 miles
Luton Airport	16.6 miles
Stansted Airport	27.8 miles
Heathrow Airport	49.9 miles



## Terms

The property is available for sale freehold with vacant possession.  
Price upon application.

## Business Rates

Rateable value £28,000 Rates Payable 2017/18 £13,048

## EPC

EPC Rating: C71. Full EPC & recommendation report can be viewed & downloaded from our website [www.bowyerbryce.co.uk](http://www.bowyerbryce.co.uk)

