

**FOR SALE**



**Light Industrial/Warehouse Unit, Pitstone Green Business Park,  
Near Tring, Herts**

5,838 SQ FT (542.34 M<sup>2</sup>) plus Mezzanine Offices and Storage 2,427 SQ FT (225.5 M<sup>2</sup>)

- A modern end terrace unit constructed circa 2005
- B1, B2 and B8 planning use
- 18 allocated car parking spaces
- 6m plus eaves
- Fully alarmed

**UNIT 9**

Harvington Park  
Pitstone Green Business Park  
Near Tring  
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.

Internally there are mezzanine offices to the front of the unit comprising approximately 770 sq ft together with a mezzanine floor within the main workshop/production area of 940 sq ft.

## ACCOMMODATION

	Sq Ft	M <sup>2</sup>
Ground floor	5,837.75	542.34
First floor offices	795.24	73.88
Mezzanine floor production area	1,632.03	151.62
<b>Total</b>	<b>8,265.02</b>	<b>767.84</b>

Externally there are 18 allocated car parking spaces provided with the unit.

## TERMS/SALE PRICE

The property is available on a freehold basis only at a quoting price of £951,000.

## VAT

The property is elective of VAT and VAT will therefore be payable on the purchase price.

## EPC

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

## RATES

By reference to the Valuation Office website, the property has a rateable value of £43,500. The current uniform business rate until April 2018 being 46.6p in the £1.

## VIEWING

Strictly by appointment via sole agents

**Ian McGill**  
**STIMPSONS**  
**01442 240406**  
**[iwm@stimpsons.co.uk](mailto:iwm@stimpsons.co.uk)**

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