

UNITS 5/6 MEAD ESTATE

Bury Mead Road
Hitchin
Hertfordshire
SG5 1RX



TO LET/FOR SALE (Long Leasehold).

INDUSTRIAL /WAREHOUSE UNIT – TO BE REFURBISHED

24,562 SQ FT (2,281 SQ M)



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Location

Hitchin is a busy North Hertfordshire market town situated some 5 miles from junction 8 of the A1(M) to the northwest of Stevenage. The property is located in the principal commercial and industrial area of the town approximately 1 mile from the town centre and mainline railway station with fast and frequent services to London Kings Cross approximately 35 minutes. Access to M1 junction 10 is via Luton on the A505 with Luton International Airport approximately 10 miles to the west of Hitchin. To the south, the M25 provides access to the national motorway network and to the north the A14 connects to the M1/M6, northwest and east coast ports.

Description

The units originally built in the 1970s provide clear span warehouse space with a two storey office/welfare block to the front. The unit also has the benefit of a secure palisade fenced yard adjacent and estate parking.

Accommodation

Warehouse		22,619.4 sq ft	2,101.3 sq m
Ground Floor Office/Reception		971.6 sq ft	90.27 sq m
First Floor Office		971 sq ft	90.27 sq m

Total

Total net useable area	24,562 sq ft	2,281.7 sq m
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Features

- WC facilities to ground and first floor offices.
- Three phase power 100amp.
- Gas supply not connected.
- Roller shutter.
- Loading facilities.
- Secure yard area with forecourt parking and loading.

Price

£3,500,000 (Three Million Five Hundred Thousand Pounds) on a long leasehold for a term of 250 years at a peppercorn rent.

Tenure

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

Rental

£9.50 per sq ft year 1 – (£233,250 plus vat)
Then £295,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £122,000. The UBR for 2023/24 is 51.2p 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.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

Service Charge

There is an estate service charge for the upkeep of the common parts and the current charge is £7,800 per annum plus vat.

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.

Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for money laundering purposes. Registration is a legal requirement to sell property. Intending purchasers will be asked to provide identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.





Brown & Lee Commercial Property Consultants LLP

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| Ref no: 14284E

Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

