

# Milton House, Buntingford Business Park, Herts SG9 9ER

A high specification detached warehouse /production & HQ office building

**35,527 sq.ft on 1.75 acres To Let**





## Milton House

A detached high specification industrial warehouse and HQ office building with a 100'/30m concrete yard to the rear. There is a separate staff and visitor car park.

The building is of steel portal frame construction under a pitched insulated roof. The front elevation is of high quality facing brickwork with glazed curtain walling providing a modern headquarters appearance.

The two storey offices are well presented and offer a range of open plan, boardroom and partitioned rooms. Office specification includes suspended ceilings, perimeter trunking, gas fired central heating to radiators and air conditioning.

The warehouse area is entirely open plan with modern LED lighting and high level gas space heaters.

## Features

- Detached modern building
- Enclosable 100'/30m rear yard
- Fully fitted offices
- 23'/7m eaves height
- B1, B2 and B8 uses
- High power supply
- Three full size loading doors
- Separate staff & visitor car park

## Location

Buntingford Business Park occupies a strategic and prominent location at the intersection of the A10 and A507.

This offers convenient trunk road links between the M25, Hertford, Ware, Royston, Cambridge, the M11, Stansted airport and the A1(M), Baldock, Letchworth and Stevenage.

## Terms

To let, rent upon request.

## Rateable Value

£192,000 with effect 1/4/17.

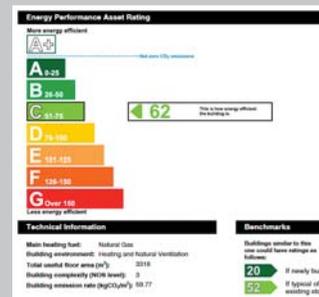
## Floor areas (GIA)

Warehouse/production	29,857 sq.ft
Ground floor offices/staff	2,835 sq.ft
First floor offices	2,835 sq.ft
<b>Total</b>	<b>35,527 sq ft</b>

All floor areas & dimensions are approximate.



Cambridge	21 miles
Royston	7 miles
Stevenage	9 miles
Stansted Airport	18 miles
Hertford	14 miles
M25 (junction 25)	21 miles



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