

Hazlebury Farm Hitchin, Herts SG5 3RT

To Let

Secure Open Storage Yard

2.26 Acres / 9,249 Sq M / 98,558 Sq Ft Approx.

- Fully enclosed gated site
- 3 phase power and mains water connections
- Main road signage potential
- Excellent connections to the A1M, A507 and M1
- Luton 11 Miles • Stevenage 8.5 miles • Bedford 16 miles



Hazelbury Farm, Bedford Road Hitchin, Hertfordshire SG5 3RT

HITCHIN

The attractive market town of Hitchin is located in the area of North Hertfordshire District Council about 30 miles of London.

It is close to Letchworth and approximately 4 miles west of Stevenage to which it is linked by the A405 dual carriageway at A1(M) Junction 9. Luton is 10 miles to the west and Cambridge 27 miles to the north west

It has a fast-electrified train service to London Kings Cross / St Pancras in 36 minutes.

LOCATION

Hazelbury Farm is located on the A600 (Bedford Road) on the northern outskirts of Hitchin close to the Hertfordshire / Bedfordshire border. It has easy access to A507, M1 and A1M. Stevenage, Luton and Bedford are only 8.5 miles, 11 miles and 16 miles away respectively.

DESCRIPTION

The site is set just off Bedford Road with access via a short shared gated road.

It is rectangular in shape with hard standing and galvanised fencing at the front, rear and one side.

It is served with 2 small store buildings, 3 phase power and mains water connections. No mains drainage.

By agreement with the owners and subject to planning there is potential for main road signage by the estate entrance.

There is the potential to lease an additional external area of approx. 15,000 sq ft.

For over 35 years the site was used by the owners to service their fencing business which included both the manufacturing of panels, gates and sheds and sales by both collection and delivery to members of the public and trade.

APPROXIMATE SIZE

2.26 Acres / 9,249 Sq M / 98,558 Sq Ft

LEASE TERMS

Available to let on a new lease at a rent of £147,840 per annum (£1.50 per sq ft).

Full details are available on request.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £48,750.

Rates payable 49.9% for the y/e 31/3/2024.

AVAILABILITY

Immediately following completion of legal formalities.

INSPECTION

For further information please contact:

Daniel Hiller (d.hiller@davies.uk.com) or Clay Davies (c.davies@davies.uk.com) or Telephone 01707 274237.

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

Energy Performance Certificate: N/a

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract

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