

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Workshop with parking

Unit 2, Hicks Road, Markyate, AL3 8LJ



AMENITIES

- ✓ Gated site
- ✓ Workshop with parking
- ✓ Prominent location
- ✓ Rarely available

LOCATION

Markyate is located on the A5183 (A5) approximately 2 miles north of junction 9 of the M1 Motorway. Luton airport is within 8 miles from the site.

Markyate is a village in Hertfordshire with a range of local amenities including shops, restaurants and a primary school.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

A rare opportunity to let a workshop of approximately 1,224 sq ft with WC facilities, including car parking.

RENT

Workshop with parking £30,000 per annum exclusive

VAT

We understand that VAT is payable on the rent.

BUSINESS RATES

Workshop only rateable value £10,500. Rates payable 24/25 £5,239.50. Interested parties should contact Dacorum Borough Council to verify rates payable. We are unaware about the rates for the yard areas.

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