

**fisher
german**

Unit 5, The Workshop

Waterloo Farm Courtyard, Stotfold Road
Arlesey, SG15 6XP

Leasehold
Light Industrial Unit

826 Sq Ft (76.7 Sq M)



To Let | £8,500 pa



Key information



Rent

£8,500 per annum



Rateable Value

£8600



EPC Rating

C 75

Unit 5, The Workshop

826 Sq Ft (76.7 Sq M)

Description

Waterloo Farm Courtyard comprises a range of high quality office conversions and 2 industrial units set within landscaped grounds. The site benefits from gated access which opens electronically and ample communal car parking.

The workshop is an industrial unit totalling approximately 826 sq ft with a roller shutter access door as well as a personnel door. The space is open plan with a level concrete floor and has 3 phase electricity.

The premises is not suitable for any commercial car repairs.

Amenities



Open
Plan



Utilities



Level Access
Doors



Parking



Rural
Location



Transport
Links

Location

Waterloo Farm Courtyard is located adjoining the A507 Henlow to Ampthill Road at Arlesey, between Stevenage and Biggleswade.

It benefits from excellent communication links with junction 10 of the A1 being approximately 2 miles away and Arlesey railway station approximately 0.5 miles away.

Accommodation

Description	Sq Ft	Sq M
Unit 5, The Workshop	826	76.7

Locations

A1: 2 miles

Stevenage: 12 miles

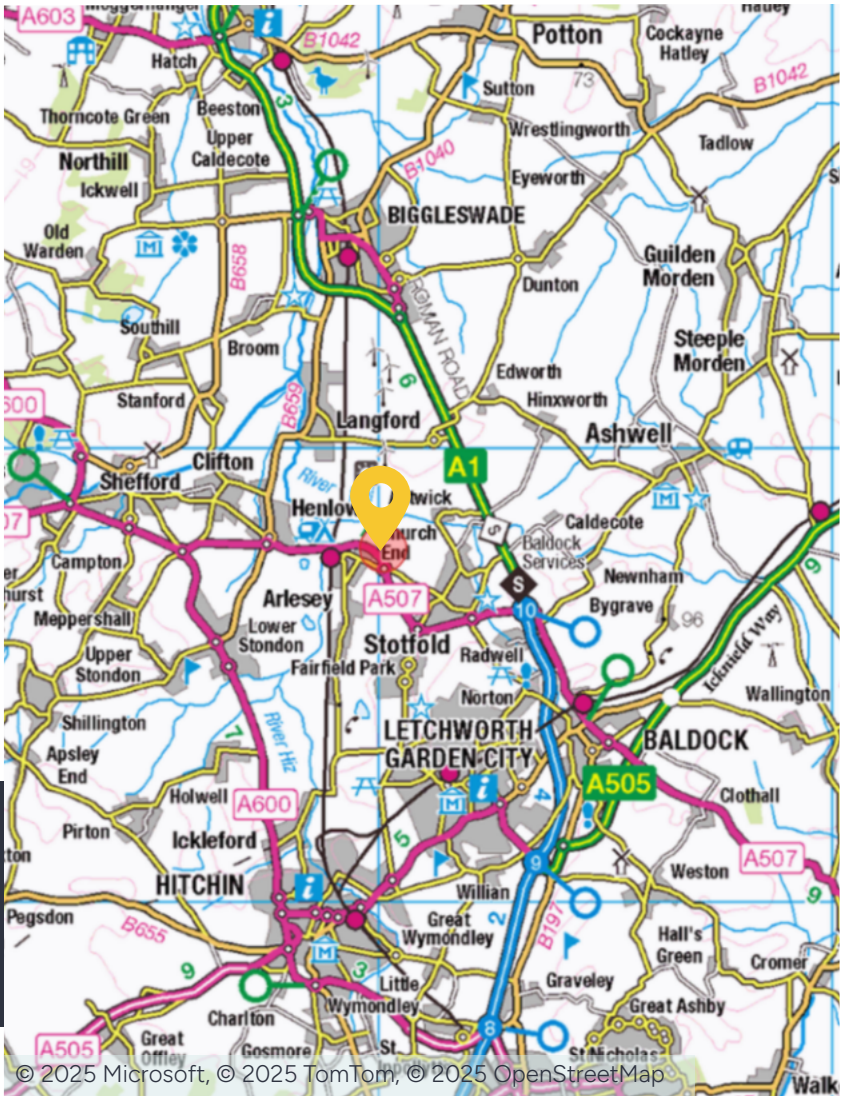
Biggleswade: 9 miles

Nearest station

Arlesey: 0.5 miles

Nearest airport

London Luton: 10.2 miles



Further information

Tenure

Leasehold.

Asking Rent

This property is available to let by way of a new lease on terms to be agreed at a rent of £8,500 per annum.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value £8,600

Rates Payable £4,291.4

2025/2026 Rates Payable 0.499p in the £.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Planning

The current permitted uses of the site fall within use class E of the Town and County planning order updated from the 1st September 2020.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

The tenant will be responsible for paying the service charge to the landlord.

The service charge equates to £8.07 per sq m (£0.75 per sq ft) per annum payable for the maintenance of the car park, landscaped areas, building maintenance and other common services.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

EPC

The EPC rating is C 75.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Location

What3words: ///skirting.from.slack



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated June 2025. Photographs dated Aug 2023 & June 2025.



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