



APPROX. 450 SQM (4843.76 SQFT).

HIGHLIGHTS

- **Close to A1(M) and the A602**
- **Planning permission for use classes E(g) and B8**
- **Secure unit with roller shutter door**
- **Private rural location**

**STORAGE UNIT
PRIORY FARM, LITTLE WYMONDLEY, SG4 7HD**

Enquiries

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Additional Information

Location

Located to the northeast of the village of Little Wymondley, with excellent road transport links to the A1 (M) and A602. The property is within easy access to larger settlements such as Hitchin, Stevenage and Letchworth. The A1 (M) provides further links to the M25, providing links to London, and the A505, providing links to Luton.

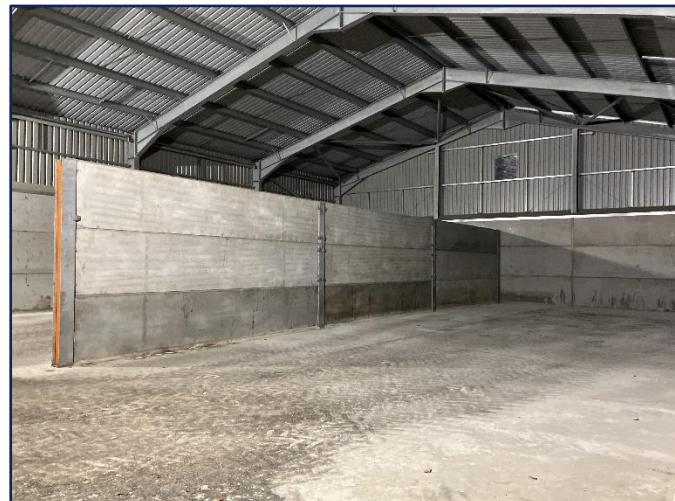


Description

The unit is a steel portal framed building with concrete floors and concrete wall panels to a height of 3m including a partition wall which extends three quarters of the depth of the building. The unit is enclosed with an electric roller shutter door and can be accessed on foot by a personnel door.

The unit has approval for uses falling within Classes E(g) (Offices, Research & Development and Industrial Processes) and B8 (Storage and Distribution).

There is the potential to rent additional external yard space alongside the unit via separate negotiation.



Operating Hours

The permitted operating time is limited to 07:30 - 18:30 hours Monday to Fridays and between 08:00 - 13:00 hours on Saturdays and use shall take place on Sundays or Bank Holidays, in accordance with the planning permission.

Rental

£35,000 pa

VAT will be applicable on storage use.

Terms

Various lease terms will be considered but with the Security of Tenure provisions of the Landlord and Tenant Act 1954 contracted out.

Business Rates

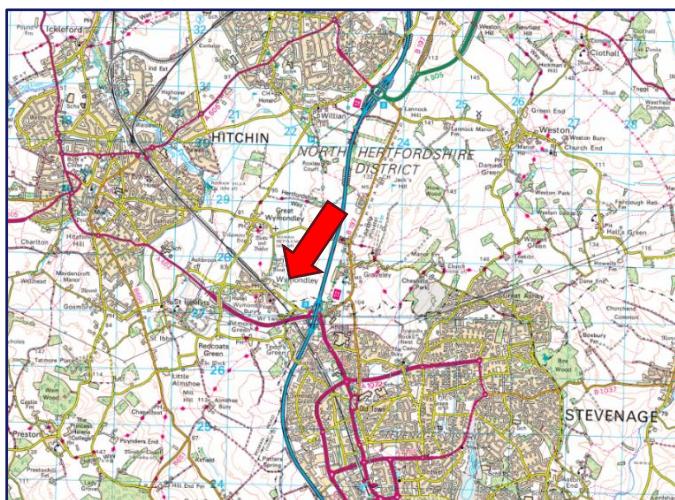
Any rates that may be payable will be the responsibility of the Tenant.

Legal Costs

The Tenant will be responsible for a contribution to the Landlord's legal costs for the preparation of a Business Tenancy Agreement.

Viewings

Strictly by prior appointment and only after having completed a short [Rural Business Space Questionnaire \(bidwells.co.uk\)](http://bidwells.co.uk)



Important Notice

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