



**APPROX. 50.88 SQM (547.67 SQFT).**

#### HIGHLIGHTS

- Close to A1(M) and the A602
- Close to Hitchin (3.0 miles) and Stevenage (3.4 miles)
- Open-fronted storage space
- 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 property is an open fronted unit previously used for storage. The property is set within an agricultural yard with commercial units, surrounded by agricultural land.



Photo from July 2025

#### Rental

Offers Invited.

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

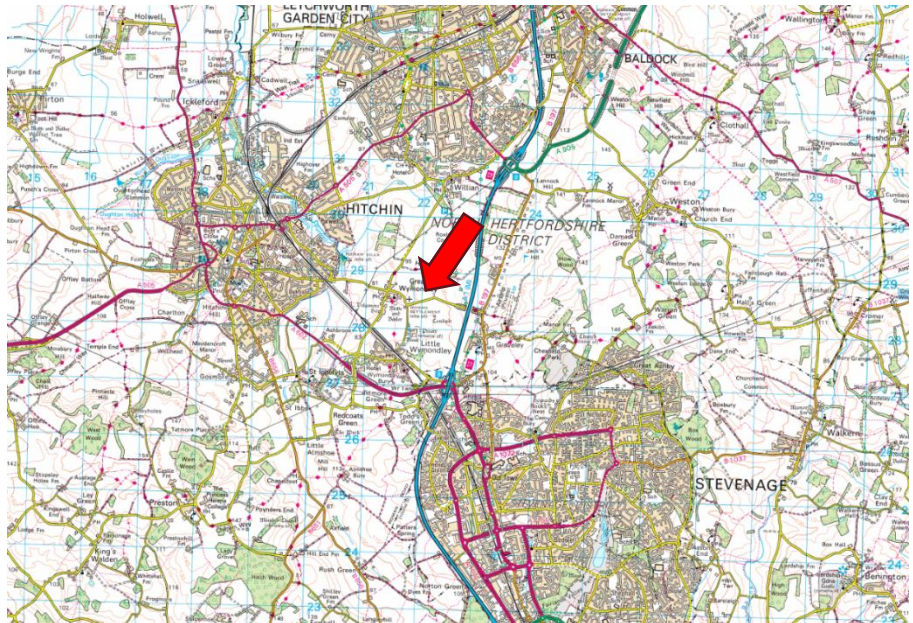
Any rates that may be payable will be the responsibility of the Tenant.

#### 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](https://www.bidwells.co.uk))



#### Important Notice

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