



End Terrace Warehouse Unit To Let (May Sell)

Unit 2 Williams Court

Pitstone Green Business Park, Pitstone,
LU7 9GJ

Industrial, Light Industrial,
Warehouse

TO LET

3,872 sq ft

(359.72 sq m)

- 8 Allocated Car Parking Spaces
- Purpose Built First Floor Offices
- First Floor Storage Mezzanine
- Gas Central Heating to First Floor Offices
- Minimum Eaves Height Of 7 Metres
- 3 Phase Power

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Summary

Available Size	3,872 sq ft
Rent	£51,270 per annum (Freehold Price On Application)
Rates Payable	£12,350.25 per annum
Rateable Value	£24,750
VAT	Applicable
EPC Rating	C (52)

Description

An end terraced warehouse/industrial unit of steel portal frame and incorporates main walls formed of microrib and plain composite panels with double glazed windows and doors.

Williams Court comprise a development of 10 warehouse buildings of various sizes constructed circa 2005. Pitstone Green Business Park comprises a 50 acre business park of which Williams Court forms part.

Location

The property is situated in an area of outstanding natural beauty approximately 2 miles from Tring and within 4 miles of the A41 dual carriageway which now connect to Junction 20 of the M25 motorway in the south and Aylesbury in the north.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,785	258.73
1st	406	37.72
Mezzanine	681	63.27
Total	3,872	359.72

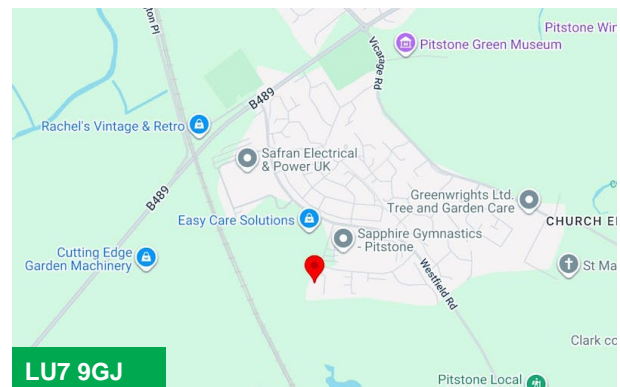
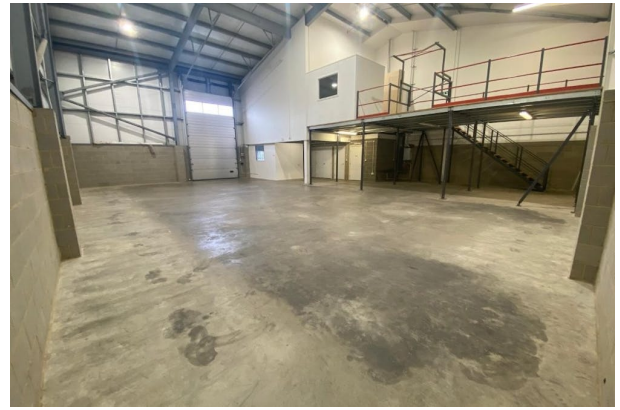
Viewings

Strictly by appointment via sole agents

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

The landlord may consider selling the unit - Freehold price on application.



Viewing & Further Information

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