



Light Industrial /Warehouse With Superbly Refurbished Ground And First Floor Offices To Let (May Sell)

9 Harvington Park

Pitstone Green Business Park, Pitstone,
LU7 9GX

Light Industrial, Warehouse

TO LET

6,919 sq ft

(642.80 sq m)

- A modern end terrace unit constructed circa 2005
- B1, B2 and B8 planning use
- Newly refurbished offices
- WCs and kitchens on both floors
- 18 allocated parking spaces
- 6m plus eaves

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Summary

Available Size	6,919 sq ft
Rent	£94,800 per annum
Rates Payable	£24,575.75 per annum
Rateable Value	£49,250
VAT	Applicable
EPC Rating	C (65)

Description

The subject property comprises a modern end terrace unit constructed with a steel portal frame with elevations formed of blockwork up to a height of approximately 2.25 metres and a combination of coated insulated profile microrib composite cladding panels. The roof is pitched and formed of insulated coated steel sheeting incorporating translucent roof lights.

Location

Harvington Park is located on the successful Pitstone Green Business Park, which has attracted occupiers such as Goodrich Aerospace, Colbree Precisions Instruments and Garrard Windows.

The business park is located approximately 2 miles from the A41 dual carriageway which provides each access to the M25 Jjunction 20).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	5,909	548.96
1st	780	72.46
Mezzanine	230	21.37
Total	6,919	642.79

Viewings

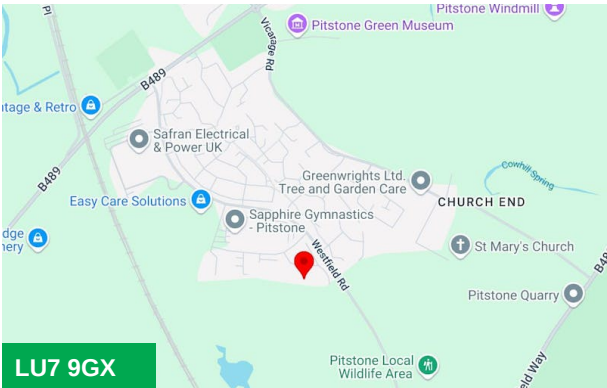
Strictly by appointment via sole agent.

Terms

The property is available to rent on a new full repairing and insuring lease for a term of years to be agreed in five yearly intervals.
The landlord may consider selling the unit - freehold price on application.

VAT

The property is elective of VAT and therefore VAT will be charged on the rent.



Viewing & Further Information

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