



Light Industrial/Warehouse For Sale Freehold

Unit 3 Beacon Court

Pitstone Green Business Park, Pitstone,
LU7 9GE

Light Industrial, Warehouse

FOR SALE

3,385 sq ft

(314.48 sq m)

- 7 Metre Eaves
- 6 Allocated Car Spaces
- 3 Phase Power
- Disabled WC plus additional WC and washroom on mezzanine floor
- Sectional Up and Over Door
- Double Glazed Windows
- Door Entry System

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Summary

Available Size	3,385 sq ft
Price	£758,500
Rates Payable	£13,223.50 per annum
Rateable Value	£26,500
VAT	Applicable
EPC Rating	D (82)

Description

The subject property a comprises a modern mid terrace industrial unit constructed in 2005. The unit is constructed with a steel portal frame and incorporates 11” cavity brickwork to a height of 2 metres to the front elevation with upper parts incorporating composite micro rib cladding.

The rear elevation and roof are formed of profile metal sheeting ,incorporating perspex roof lights in part.

Location

Beacon Court forms part of a 50-acre business park constructed on part of the former Castle Cement Works. Pitstone itself comprises a small village in a quasi-rural location situated approximately 13 miles north of Hemel Hempstead and 3 miles from Tring.

Road access is good via the A41 dual carriageway Aylesbury to J20 of the M25 motorway. Tring rail station is within two miles of the business park.

Accommodation

The accommodation comprises the following gross internal areas.

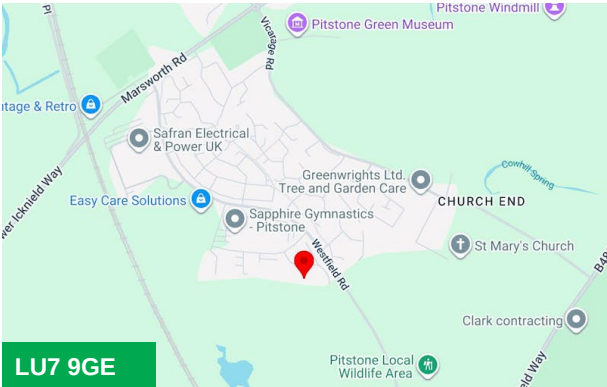
Name	sq ft	sq m
Unit	3,014	280.01
Mezzanine - Above offices	461	42.83
Mezzanine - Rear of Unit	360	33.45
Total	3,835	356.29

Terms

The property is only available to purchase freehold at £758,500. The present occupant will vacate the unit by the end of February 2026 latest at which time full vacant possession will be given.

Viewings

Strictly by appointment via sole agents



Viewing & Further Information

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