

Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS
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1,007 SQ FT (93.55SQ M) MODERN BUSINESS UNIT

TO LET

UNIT 4, PARK FARM, INDUSTRIAL ESTATE, BUNTINGFORD



LOCATION

This property is situated within Park Farm Industrial Estate, Buntingford, located just off Ermine Street close to its junction with the A10 and approximately half a mile from Buntingford Town Centre. Buntingford lies at the junction of the A507 and A10 approximately 4 miles to the south of Royston. Road communications are excellent both north and south.

ACCOMMODATION

GROUND FLOOR

19'9 x 31' overall (6.02m x 9.45m), ground floor WC for the disabled, stainless steel sink and drainer, parking for two cars, stairs to:

FIRST FLOOR

19'9 x 20' (6.06m x 6.09m) good quality mezzanine with Cat.II lighting, good natural light, and power points, meter cupboard.

TERMS

This property is available on a new Lease, terms to be agreed.

**Partners: A.K.Thomas, C.A.Thomas, A.R.Thomas.
Building Surveyor: M Guendour BSc (Hons).**

RENTAL £7,000 p.a. plus VAT with rental payments made quarterly in advance with one quarters rental deposit.

SERVICE CHARGE Presently a fair proportion for Unit 4 is assessed and charged at 1.8020%, ie annual estimate of £312, collected quarterly in advance (on account). The service charge covers maintenance and repair of the common parts.

Building Insurance is collected annually on demand – 2015/2016 Premium is approx. £570.

Heating: communal oil-fired heating, tenant contributes to usage (sub-metred) and apportioned repair/maintenance and servicing of the system. Re-charged annually in arrears, estimated at circa £1,000.

RATEABLE VALUE The rateable value is £11,000 but interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS All parties' legal expenses to be paid by the ingoing tenant(s).

VIEWING Strictly by appointment only through:
WITHERS THOMAS **TEL: (01920) 469211**

Folio No. 31/090A

VAT IS APPLICABLE

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