

Davies

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30 Campus Five Letchworth Business Park

For Sale

Highly Individual Detached Business Unit

7,309 Sq Ft Approx. + 640 Sq Ft Mezzanine



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Hertfordshire Multiple Sclerosis Therapy Centre Unit 30 Campus Five Letchworth Business Park Letchworth SG6 2JF

LOCATION

Campus Five is in a prime location on Letchworth Business Park the premiere commercial location in the north Hertfordshire area.

The Park incorporates a range of high quality warehousing and production buildings, offices, retail units and a major Sainsbury's Superstore immediately next to the property.

The property stands in a prominent position at the entrance to Campus 5.

DESCRIPTION

A distinctive detached campus style business building part single storey part two storey.

The ground floor has part full height production / warehouse space and a loading door with a part mezzanine area added.

The remainder is currently treatment rooms underneath the first floor offices. This could be adapted to a range of user requirements and opened up into a single space.

The first floor offices are located at the front of the building and are fully fitted and finished including carpeting, suspended ceilings, some air conditioning, recessed part LED, part fluorescent lighting and floor ducting for cabling. There is also a range of subdivisions which can be fully opened up if required.

There are windows to the entire ground and first floor.

The building is generally constructed to a high standard of an individual design and stands in a self-contained plot. It could be for example converted to full office use if required.

APPROX. FLOOR AREAS (GROSS INTERNAL)

Ground Floor	4,331 sq ft
First Floor	2,978 sq ft
Total	7,309 sq ft

(Plus mezzanine floor if required) 640 sq ft

Overall Total 7,949 sq ft

Car parking 19+ spaces

TERMS

The property is available for sale on a long ground lease basis. Further details on request.

Price £995,000 plus Vat.

All terms are subject to VAT where applicable.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). There are currently 3 separate assessments of £33,000, £10,500 and £6,100. Amount payable 49.9% p.a. up to 31/03/2022.

AVAILABILITY DATE

To be agreed to enable the charity to transfer its operations.

INSPECTION

For further information please email Mike Davies (m.davies@davies.uk.com) or Daniel Hiller (d.hiller@davies.uk.com) or telephone 01707 274237.

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified).

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies of prospective purchasers..

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

Energy Performance Certificate: Category D (76)

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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