

**LADYGROVE COURT**

Hitchwood Lane  
Preston  
Hertfordshire  
SG4 7SA



**FOR SALE.**

**SELF-CONTAINED OFFICE BUILDING**

1,700 SQ FT (157.9 SQ M)



**For further information please contact: Daniel Musgrove**

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### Location:

Ladygrove Court fronts into Hitchwood Lane on the outskirts of the village of Preston. Hitchwood Lane links to the B656 Codicote to Hitchin Road.

The property is conveniently situated close to Hitchin, Stevenage, Welwyn Garden city and Luton.

Access to the national motorway network is available at junction 8 of the A1(M) at Stevenage and junction 10 of the M1 at Luton.

The closest railway station is approximately 10 minutes away at Stevenage, which provides a fast and frequent rail service to London Kings Cross (approx. 20 mins) and is on the main east coast railway line with frequent services to Leeds, Newcastle and Edinburgh.

Airport facilities are available at Luton (6 Miles), Stansted (32 miles) and Heathrow (40 miles).

### Description:

Ladygrove Court is now mainly a residential conversion of a Lutyens barn.

This building was converted a number of years ago and provides a good standard of accommodation at ground floor level together with further open plan office areas at the mezzanine first floor level.

### Accommodation:

The ground floor accommodation provides an open plan office together with individual offices, meeting room and a kitchen facility. There is also a WC and shower room as well as a separate disabled WC. The first floor provides an open plan mezzanine area overlooking the main ground floor area and includes an office and storage area.

The approximate net useable areas are as follows:

#### Ground Floor

Office	1,208 sq ft	112.2 sq m
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#### Mezzanine Floor

Mezzanine floor	492 sq ft	45.7 sq m
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#### Total

Total net useable area	1,700 sq ft	157.9 sq m
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### Features

- Self-contained office building
- Rural location
- WC and shower facility
- Separate disabled WC
- Open plan and cellular offices
- Separate fully fitted kitchen
- Geothermal underfloor heating at ground floor level
- Radiator heating and some air conditioning units
- 7 car parking spaces and 3 further visitor spaces
- Communal garden and entertaining area with BBQ
- Security alarm

### Tenure

The property is held under Land Registry title number HD349899.

### Planning

The property provides an opportunity to owner occupy a well fitted out office building or consider alternative uses subject to obtaining appropriate planning consent or other approvals as required. As far as we are aware the property is not designated as a Listed Building however the property is located adjacent to Listed Buildings under ref 1176799. Any interest parties considering purchasing the site should make their own enquiries in this regard.

### Estate Management

As part of the freehold ownership there is a responsibility to manage the common parts of the estate for the benefit of all residents. The costs of maintaining and repairing the common and shared facilities are then recovered via a service charge to which all owners contribute towards. There are currently 11 contributors to the running costs and the monthly rate is £110.00 per month. The current freeholder charges a small management/admin fee for undertaking this work of £1,200pa however there may be scope to review this in the future. Further details on request.

### Price

Offers sought in the region of £375,000.

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £15,750. The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

### Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.



## VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

## Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

## Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for money laundering purposes. Registration is a legal requirement to sell property. Intending purchasers will be asked to provide identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

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