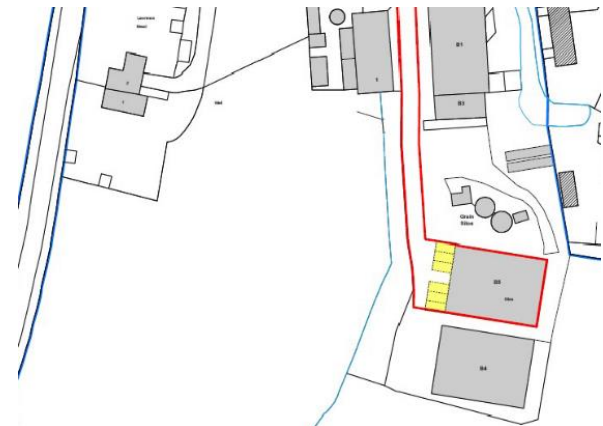




APPROX. 4,750 SQ.FT (441 SQ.M)

HIGHLIGHTS

- Large commercial unit with electricity and associated parking spaces
- Close to A1(M) and the A602
- Close to Hitchin, Stevenage and Letchworth Garden City
- Secure gated access



BUSINESS PREMISES

PRIORY FARM, LITTLE WYMONDLEY

SG4 7HD

Enquiries

Victoria Sanders
07570 253551
victoria.sanders@bidwells.co.uk

Additional Information

Location

Located to the north of the village of Little Wymondley with excellent road transport links to the A1 (M) and A602. The property is within easy access to larger settlements such as Hitchin, Stevenage, Letchworth Garden City and Luton. The A1 (M) provides further links to the M25, providing access into London.

Description

The property is a large commercial unit, previously used as a grain store, with surrounding hard standing allowing for up to 6 associated parking spaces. The property benefits from an approved change of use to flexible commercial use (B8 - Storage and Distribution, and E(g) Offices, Research, Development and Industrial Processes). See planning ref: 24/00730/FP.

The site has secure gated entrance and located near other commercial units.

Rental

Offers Invited.

VAT will be applicable on storage use.

Terms

Various lease terms will be considered but with the Security of Tenure provisions of the Landlord and Tenant Act 1954 contracted out.

Business Rates

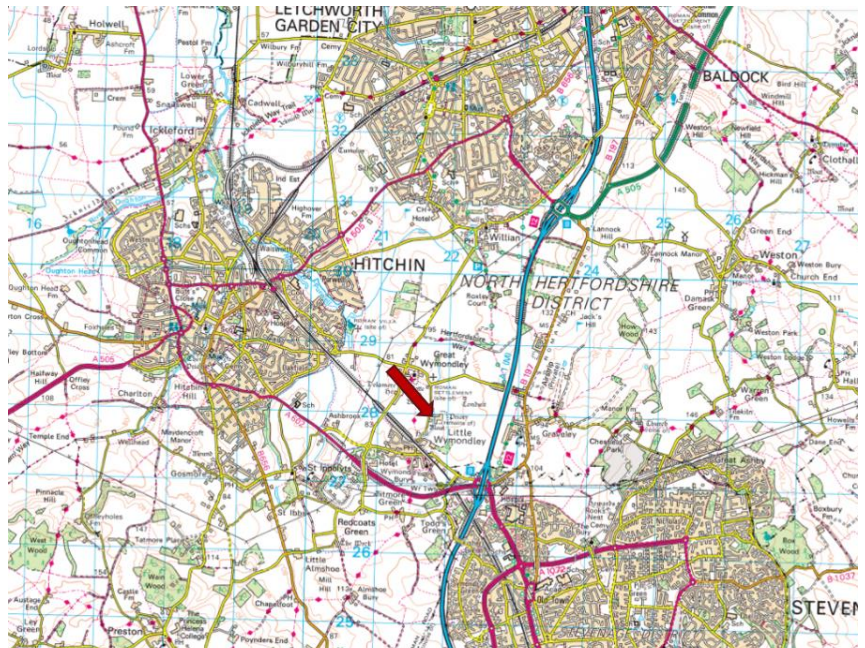
Any rates that may be payable will be the responsibility of the Tenant.

Legal Costs

The Tenant will be responsible for a contribution to the Landlord's reasonable legal costs of £750 plus VAT for the preparation of a Business Tenancy Agreement.

Viewings

Strictly by prior appointment and only after having completed a short [Rural Business Space Questionnaire \(bidwells.co.uk\)](#)



Important Notice

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