

TO LET

Detached Modern Industrial Warehouse Approx. 3,368.43 sq m (36,257 sq ft)



Buntingford Business Park Baldock Road, Buntingford Herts SG9 9ER

- Substantial rear yard/loading apron
- 60 Car parking spaces
- Three loading doors
- 6 metre eaves
- Gas fired blow heaters to the warehouse
- 380 KVA three phase electricity supply
- Air conditioning to offices
- Expansion potential

See important notice overleaf

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Description

This high quality detached property constructed in 2006 is located immediately off the A10 being highly visible from the main roundabout and benefits from substantial car parking at the front and a large yard/loading apron and three loading doors to the rear.

Location

Buntingford lies at the junction of the A507 and A10 approximately 4 miles south of Royston and some 20 miles north of the M25 (Junction 24). The A1(M) at Baldock is some 10 miles to the west via the A507. Buntingford Business Park lies on the west side of the A10 at the roundabout junction which includes BP Petrol Station.

Stansted Airport is less than 16 miles whilst Luton Airport is less than 25 miles away.



Energy Performance Certificate (EPC)

An Energy Performance Certificate (EPC) has been commissioned.

Ref:012481

Floor Areas

All dimensions and areas are approximate only

	Sq Ft	(Sq M)
Ground Floor offices	1,968	182.83
First Floor offices	2,800	260.13
Mezzanine stores	982	91.30
Warehouse	30,507	2,834.17
Total	36,257	3,368.43

Terms

The unit is available on a new full repairing and insuring Lease for a term to be agreed.

Rent

£6.50 per square foot per annum exclusive

All prices are subject to VAT

Business Rates

To be advised.

Legal Costs

Each party is to be responsible for their own legal costs incurred.

Viewing strictly by appointment through Bowyer Bryce

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