

TO LET

WAREHOUSE

Jessop & co



Unit 2, Node Farm, Bury Lane, Codicote, SG4 8TS

- 6,795 sq ft (631.20 sq m)
- Large front loading door with internal security screen
- Clear eaves height of 3.2m (10ft 6ins) & ridge height of 6m (20ft)
- Suitable for off-site storage
- Security alarm
- Secure site

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LOCATION

Codicote is a large village approximately 7 miles (11 km) south of Hitchin whilst Welwyn Garden City is 4 miles to the south (7 km). Access to the A1(M) is available at J6 3 miles (5 km) to the south via the B656 or at J7 5 miles (8 km) to the north at Stevenage.

SITUATION

Node Farm is located 0.75 miles (1.2 km) north east of Codicote located off Bury Lane which links Codicote with Old Knebworth and Knebworth via Park Lane.

Node Farm comprises a small industrial estate largely consisting of former farm buildings of varying sizes accessed via a single access road located at the junction of Bury Lane and Mansells Lane. Please note Mansells Lane is not suitable for vehicles. Node Farm can be found at **What3Words: narrow.issues.overnight**

DESCRIPTION

The property comprises a detached warehouse building located at the entrance to the estate constructed of a steel portal frame with blockwork walls with cladding above under a pitched roof with roof lights.

The unit provides secure warehouse & storage accommodation with a mezzanine floor to the rear accessed via a sliding shutter door.

The property benefits from the following amenities:

- Suitable for off-site storage
- 4m high sliding shutter door to the front
- Internal security screen
- Max eaves height of 6m (20ft)
- Excellent natural light
- Strip lighting
- Concrete floor
- Mezzanine floor

FLOOR AREA

The premises have the following Gross Internal Areas

Ground floor: 5,440 sq ft (505.38 sq m)

Mezzanine: 1,355 sq ft (125.82 sq m)

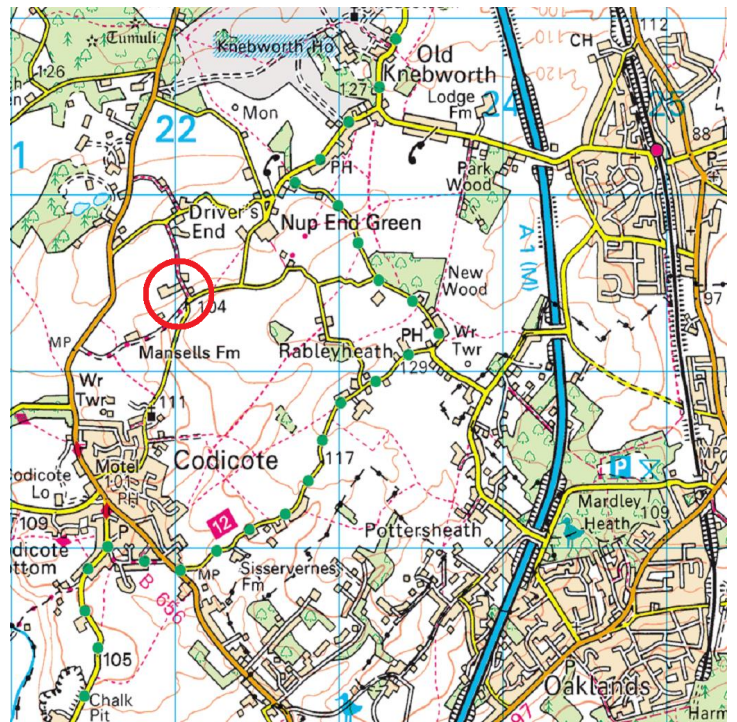
Total: 6,795 sq ft (631.20 sq m)

All floor areas are in accordance with the RICS Code of Measuring Practice.

RATING

The property has a Rateable Value of £12,250.

A qualifying occupier will benefit from small business rates relief.



TERMS

The premises are available to let by way of a new lease for a term to be agreed.

A service charge is payable to towards the upkeep of the external areas.

QUOTING RENT

£25,000 per annum excl VAT.

LEGAL COSTS

Each party to meet its own costs.

VAT

VAT will be payable on all rents.

EPC

The property has an EPC rating of C (62).

A copy of the certificate is available.

For viewings and further information please contact the sole agent:

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