

Davies

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2 Ashville Trading Estate Royston Road, Baldock SG7 6NN

To Let

Modern Warehouse / Industrial Unit

10,621 Sq Ft (GIA) Approx.

- 6.7m clear height
- Excellent access off A505 dual carriageway close to A1(M)
- Redecorated
- Separate yard / parking area



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I35-9

2 Ashville Trading Estate Royston Road, Baldock SG7 6NN

LOCATION

The estate is located just off the A505 dual carriageway immediately north of Baldock offering good access to Junctions 9 and 10 of the A1(M) and to the M11.

Baldock train station is within walking distance offering connections to Cambridge and London (Kings Cross).

DESCRIPTION

A steel framed warehouse / industrial unit with part profiled sheet clad and part brick elevations under a steel trussed framed roof, incorporating translucent roof lights.

There are two loading doors and non-communal yard and parking area.

It has been redecorated and is ready to occupy.

APPROXIMATE (GIA) FLOOR AREAS

Ground Floor	9,692 sq ft
First Floor Offices	929 sq ft
Total	10,621 sq ft

FEATURES:

- Clear height of approx. 6.7m
- 2 x sectional up and over loading doors
- 3-phase power
- Re-decorated
- WC and staff facilities
- Non-communal yard / parking
- Offices

TERMS

The property is available to let on a new lease for a term to be agreed.

Rent £74,400 per annum.

All terms are subject to VAT where applicable.

There is a small estate service charge.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.davies.uk.com). Indicated assessment £38,250. Amount payable 49.1% (2019/20)

ENERGY PERFORMANCE CERTIFICATE

Category D (81)

AVAILABILITY

Immediate upon completion of legal formalities

INSPECTION

For further information please contact Mike Davies (m.davies@davies.uk.com) or Daniel Hiller (d.hiller@davies.uk.com) at Davies & Co telephone: 01707 274237 or Joint Agent James Issako (ji@dww.co.uk) or Simon Beeton (scb@dww.co.uk) at Derrick Wade Waters / telephone 01279 620 200.

NOTES

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.