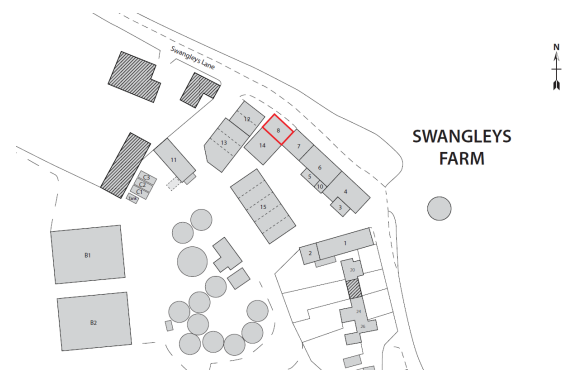




APPROX. 820 SQ.FT (76.20 SQ.M)

HIGHLIGHTS

- Close to A1(M) and the A602
- Close to Knebworth (0.3 miles) and Stevenage (3.3 miles)
- Secure gated access.
- Private rural location.



COMMERCIAL UNIT SWANGLEYS FARM, KNEBWORTH SG3 6QX

Enquiries

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Additional Information

Location

Located to the southeast of the village of Knebworth, with excellent road transport links to the A1 (M) and A602. The property is within easy access to larger settlements such as Stevenage, Ware and Welwyn Garden City. The A1 (M) provides further links to the M25, providing links to London, and the A414, providing links to St Albans.

Description

The property is an enclosed unit currently used as a workshop. The property benefits from electricity and water. The site has secure gated entrance and CCTV. The yard backs onto agricultural land and is adjacent to residential buildings.

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

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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