

# TO LET



Storage Yard  
Hoo Farm  
Chapel Road  
Meppershall  
Shefford SG17 5NQ

## 1.3 Acres Secure Storage Yard

1.3 Acres

- Electric Security Gate & Security Bar
- CCTV
- Electric & Water
- Adjacent to A507



## Location

The premises are located on Chapel Road to the east of Meppershall village directly off the roundabout with the A507 and opposite the Airman Hotel/Restaurant.

The site benefits from quick and easy access via the A507 to the A1 at Junction 10 and the M1 at Junction 13.

Nearby towns include Shefford at approximately 1.5 miles to the north, Hitchin, Letchworth and Baldock to the south east and Ampthill and Flitwick to the west.

## Description

Highly secure and secluded site accessed via security bollards, security bar and electric gates. The entire perimeter is enclosed by palisade fencing and the site is arranged as two areas laid with hardcore base and plainings.

The site also benefits from a concrete roadway, CCTV, water and electric and would be suitable for a range of occupiers with full planning consent for general B8 storage.

Uses that are not permitted are second hand car sales motorway maintenance.

The yard is to be let on a new terms. Consideration would be given to sub letting part of the site, subject to landlords approval.

## Terms

The premises are to be let on an effective full repairing and insuring lease for a term to be agreed at a rental of £113,500 per annum exclusive.

## Business Rates

Rateable Value - £11,750

Interested parties are advised to contact the relevant Local Authority.

## Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

**Accommodation 1.3 Acres**

Areas quoted are approximate and should not be held as 100% accurate.

## VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Viewings

For further details please contact;

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