

TO LET

1,160 Sq Ft (107.76 Sq M)

- Excellent condition
- New Air-to-air heat pump & AC system
- Should Qualify for Small Rates Relief
- Loading Door
- 3 Parking spaces



Unit 7

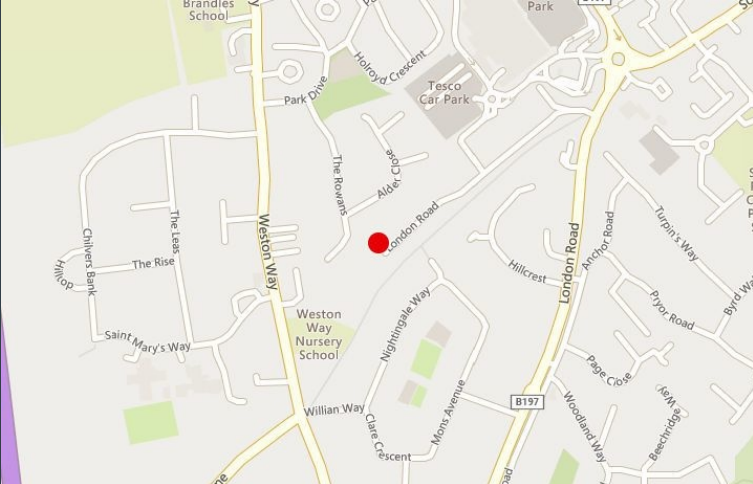
Bondor Business Centre, London Road, Baldock, SG7 6HP

>D KirkbyDiamond

Contact: Hannah Niven or Courtney Cummins

Tel: 01582 738866

kirkbydiamond.co.uk



LOCATION

- Baldock is situated in North Hertfordshire approximately two miles from junction 9 of the A1(M)
- To the south the M25 provides access to the national motorway network
- The property is close to the town centre
- Within walking distance to Baldock rail station providing frequent services to London

 what3words
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 Google Maps
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DESCRIPTION

- An end of terrace light industrial unit refurbished to a high standard
- The property has had new air-to-air heat pump & AC system installed, LED lighting, been redecorated and recently rewired
- The property has shutters on the main door and windows
- The minimum eaves height is 3.2m

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £19,750 pa exclusive.

ACCOMMODATION

Total	107.76 SQ M	1,160 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: E - 125

Business Rates: We understand from enquiries that the rateable value is £10,250 per annum. For the rates payable please contact us or www.voa.gov.uk

Service Charge: The estate service charge is £635.18 +VAT for the year 2024/25

CONTACT:

 **HANNAH NIVEN**
[07425244396 hannah.niven@kirkbydiamond.co.uk](mailto:hannah.niven@kirkbydiamond.co.uk)

 **COURTNEY CUMMINS**
[07810 775 492 courtney.cummins@kirkbydiamond.co.uk](mailto:courtney.cummins@kirkbydiamond.co.uk)

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