



TO LET - BUSINESS SPACE

Pleasant rural setting

Only 15 miles to Central London

Landlord lives and works on site

Ample parking

Hatfield - 6 miles

M25 J23 - 2.5 miles

A1 - 1.5 miles

2,706 sq.ft

Business Space at Cross Oaks Farm

Crossoaks Lane, Borehamwood WD6 5PH

www.weldonbeesly.com

WeldonBeesly

Enquiries

Jack Panton

07930 315521

jack.panton@weldonbeesly.com

DESCRIPTION

A former farm unit that could be used for Business Purposes (subject to any necessary consents). It is available as a whole.

It has an electric roller shutter door. External yard space could be available by separate negotiation.

RENT: – £2,000 per month for the whole. VAT would be payable for any storage uses.

GENERAL REMARKS AND STIPULATIONS

TERMS

Flexible terms, but with the Security of Tenure Provisions of the Landlord and Tenant Act 1954 contracted out.

SERVICE CHARGE

A service charge of no greater than 7.5% of the annual rent is payable to cover the cost of maintenance of common areas. Details of any costs would be disclosed and shared according to use.

BUSINESS RATES

Rates are currently not payable. If they do become payable, payment would become the Tenant's responsibility.

LEGAL COSTS

The Tenant is responsible for the Landlord's reasonable legal costs of £500 plus vat for the preparation of a Business Tenancy Agreement.

VIEWINGS

Strictly by prior appointment and only after having completed a short Business Use questionnaire. The Landlord lives and works on site and there is livestock within close proximity to the unit. As such any use should not interfere with the Landlord's enjoyment of their adjoining property.

AGENT

Weldon Beesly, 100 South Street, Bishop's Stortford,
Hertfordshire CM23 3BG
T: 01279 798866 E: info@weldonbeesly.com



IMPORTANT NOTICE

Weldon Beesly, their clients and any joint agents give notice that:

- 1: They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.
- 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Weldon Beesly have not tested any services, equipment or facilities. Lessor(s) must satisfy themselves by inspection or otherwise.
- 3: We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Lessor(s) is/are responsible for making their own enquiries in this regard. Particulars of let prepared in July 2018.