



MODERN BUSINESS DEVELOPMENT PRIME OFFICE UNIT WITH ON-SITE PARKING

- WC & Kitchen facilities (excludes white goods)
 - Air conditioning unit
- Business rates and service charge payable
- Contemporary office space constructed in 2021
- Suitable for non-disruptive business use under Use Class E
 - One parking space included

Stevenage (3 miles) | A1(M) J6-7 (3 miles) | M25 (20 mins)

Approx. 266 Sq ft

Unit 6 The Woodyard, Knebworth Park
Old Knebworth Lane, Old Knebworth, Hertfordshire, SG3 6PY

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DESCRIPTION

This office unit is part of The Knebworth Estate's modern business development converted in 2021, offering a spacious and adaptable industrial park for professional uses. The main office area provides space for desks or could be used as a collaborative team workspace.

Hardwearing carpet runs through the main workspace, with kitchenette comprising a wall-mounted cupboard and under-sink cabinet. There is space for tenant installed appliances such as a dishwasher and fridge/freezer.

The front elevation is glazed, overlooking the courtyard, with doors offering direct access to the car park and courtyard area, as well as to the rear of the property. The unit also includes a disabled WC with a pedestal basin and WC.

One allocated parking space is included.

RENT

Available at £6,360 per annum

Note that VAT is chargeable for all storage uses.

DEPOSIT

A deposit of £1,060 (equating to 2 month's rent) will be held for the duration of the tenancy.

ADDITIONAL CHARGES

UTILITIES electricity and water are available and is the responsibility of the tenant. These services are currently recharged by the Landlord. The Tenant will be responsible to service the air conditioning unit and supply certification to the Landlord upon request.

RATES are payable and are the responsibility of the ingoing tenant.

SERVICE CHARGE A charge of no greater than £2/Sq ft equivalent applies.

GENERAL REMARKS AND STIPULATIONS

TERMS: Flexible terms, but on an insuring and repairing basis and with the security of tenure provisions of the Landlord & Tenant Act 1954 contracted out. A deposit equal to 2 months' rent will be payable. References will be required.

VIEWINGS: Strictly by prior appointment and only after having completed a short Business Use questionnaire.

LEGAL COSTS: The Tenant is responsible for the Landlord's reasonable legal costs for the preparation of a Business Tenancy Agreement. Further details available on application.

AGENT: Weldon Beesly, Hitchin & Bishop's Stortford, Hertfordshire

Enquiries

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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. Photos and particulars of let prepared in



May 2026.

Bishop's Stortford
& Hitchin
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