



Unit 4, Waterloo Farm Courtyard  
Stotfold Road, Arlesey, SG15 6XP





# TO LET – Unit 4 Waterloo Farm Courtyard, Arlesey SG15 6XP



## 4 Waterloo Farm Courtyard



Waterloo Farm Courtyard comprises a range of high quality office conversions set within landscaped grounds. The offices benefit from gated access which opens electronically and ample communal car parking.

### Summary:

- Rural Location
- Car Park
- Fibre Optic Broadband
- High Quality Offices



### Key features



Available August 2019



To Let



Gross Internal Area - 956 sq ft



EPC rating - D-76



Rateable Value - £12,000



Service charge applicable



Guide Rent - £11,750 per annum

### Location

Waterloo Farm Courtyard is located adjoining the A507 Henlow to Ampthill Road at Arlesey. It is approximately 12 miles from Stevenage and approximately 9 miles from Biggleswade.

It benefits from excellent communication links with junction 10 of the A1 being approximately 2 miles away, junction 12 of the M1 being approximately 18 miles away and Arlesey Railway station approximately 0.5 miles away

### Description

Waterloo Farm Courtyard comprises a range of high quality office conversions set within landscaped grounds. The offices benefit from gated access which opens electronically and ample communal car parking.

Unit 4 measures approximately 956 sq ft and comprises of a mainly open plan office room, benefiting from both kitchen and toilet facilities. The unit also benefits from air conditioning and has fibre optic broadband available.

### Services

We understand that mains electricity, gas and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition.

### Tenure

The premises are to be offered to let by way of a new lease at an asking rent of £11,750 per annum.

### Business Rates

Rateable value £12,000,  
Rates Payable £5,760

2018-2019 rates payable 48p in the £.

### Service Charge

The Tenant will be responsible for paying the Service Charge to the Landlord and reimbursing the Landlord for the building insurance. The Service Charge equates to £8.07 per sq m (£0.75 per sq ft) per annum payable for the maintenance of the car park, landscaped areas, building maintenance, building insurance and other common services.

### Planning

We understand the premises benefits from B1 use, however, it is the proposed tenant's responsibility to fully satisfy themselves in this instance by contacting the local authority.

### VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly interested parties are advised to consult their professional advisors as to their liabilities, if any.

### Viewings

If you would like to view this property please contact our office to arrange a suitable date and time.



For further info please contact:



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