



APPROX. 80.740 SQM (869.07 SQFT).

HIGHLIGHTS

- Close to A1(M) and the A602
- Close to Knebworth (0.3 miles) and Stevenage (3.3 miles)
- Private rural location.

COMMERCIAL UNIT

SWANGLEYS FARM, KNEBWORTH SG3 6QX

Enquiries

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Additional Information

Location

Located to the southeast of the village of Knebworth, with excellent road transport links to the A1 (M) and A602. The property is within easy access to larger settlements such as Stevenage, Ware and Welwyn Garden City. The A1 (M) provides further links to the M25, providing links to London, and the A414, providing links to St Albans.

Description

The property is an enclosed unit previously used for storage. The property has the potential for electricity to be installed, as the ceiling lighting is present. The yard backs onto agricultural land and is adjacent to residential buildings.

Rental

Offers Invited.

VAT will be applicable on storage use.

Terms

Various lease terms will be considered but with the Security of Tenure provisions of the Landlord and Tenant Act 1954 contracted out.

Business Rates

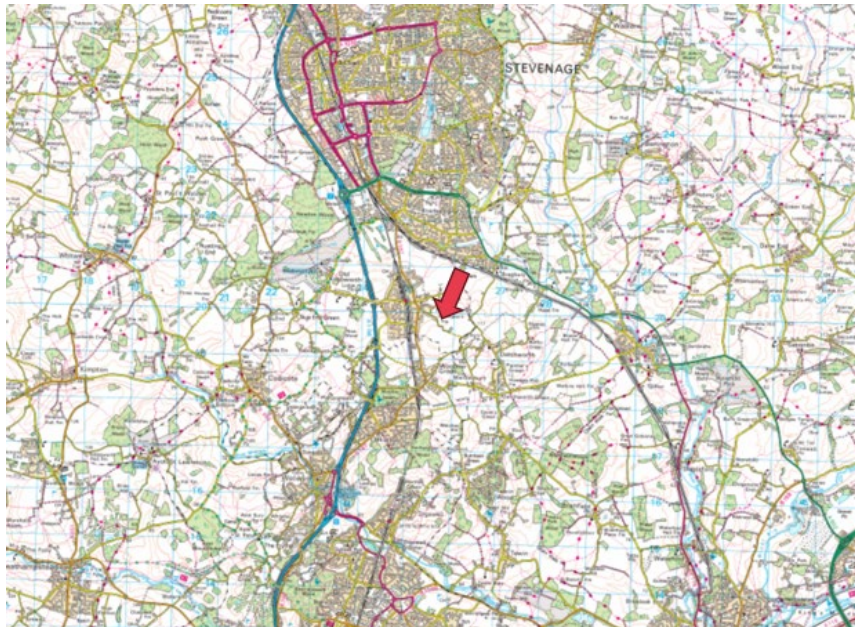
Any rates that may be payable will be the responsibility of the Tenant.

Legal Costs

The Tenant will be responsible for a contribution to the Landlord's reasonable legal costs of £750 plus VAT for the preparation of a Business Tenancy Agreement.

Viewings

Strictly by prior appointment and only after having completed a short [Rural Business Space Questionnaire \(bidwells.co.uk\)](http://bidwells.co.uk)



Important Notice

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