

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Workshop with extensive parking
and secure yard

Unit 2, Hicks Road, Markyate, AL3 8LJ



AMENITIES

- ✓ Secure yard (can be let seperately)
- ✓ Workshop with extensive parking
- ✓ Prominent location
- ✓ Rarely available

LOCATION

Markyate is located on the A5183 (A5) approximately 2 miles north of junction 9 of the M1 Motorway. Luton airport is within 8 miles from the site.

Markyate is a village in Hertfordshire with a range of local amenities including shops, restaurants and a primary school.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

A rare opportunity to let a workshop of approximately 1,224 sq ft with WC facilities, extensive parking/yard of approximately 11,000 sqft and a secure yard of approximately 3,800 sq ft.

RENT

Option 1	Workshop, parking & secure yard	£60,000 per annum exclusive
Option 2	Workshop with parking	£40,000 per annum exclusive
Option 3	Secure yard	£20,000 per annum exclusive

VAT

We understand that VAT is payable on the rent.

BUSINESS RATES

Workshop only rateable value £10,500. Rates payable 24/25 £5,239.50.

Interested parties should contact Dacorum Borough Council to verify rates payable. We are unaware about the rates for the yard areas.

PERRY HOLT

PROPERTY CONSULTANTS
FIRST FLOOR OFFICES 165-167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

JOEL LOBATTO

ASSOCIATE DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

BEN HOWARD

ASSOCIATE DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk