



## TO LET - BUSINESS PREMISES

- Pleasant rural setting
- Landlord lives and works on site
- Allocated parking
- 3phase electricity
- Security gate
- M1 J6 2.5 miles
- M25 J21A 2.5 miles
- St Albans 3.5 miles
- London (Brent Cross) 17 miles

**UNIT 4a - 731 sq.ft**

**Whitehouse Farm**  
Bedmond, Hertfordshire WD5 0SA  
[www.pantons-property.com](http://www.pantons-property.com)

 **Pantons**

## Enquiries

Jack Panton

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### DESCRIPTION

An industrial unit that could be used for Business Purposes – including car mechanics (with B2 consent). It has a roller shutter door (size 2.57m high x 1.87m wide). 3phase electricity and water connected with a sink at one end. Communal W.C.s. Eaves height 2.57m (to halfway point); 2.11m at bottom. Unit size 731 sq.ft.

**DIMENSIONS:** 22.8m x 2.98m  
**RENT:** £850 per month plus vat  
**SERVICE CHARGE:** £150 per month

What3Words location length.rice.puff

### GENERAL REMARKS AND STIPULATIONS

#### TERMS

Up to 3 years, but on a repairing and insuring basis and with the Security of Tenure Provisions of the Landlord & Tenant Act 1954 contracted out. A deposit equal to 3 months rent will be payable. References will be required.

#### BUSINESS RATES

The Premises have not yet been assessed for Business Rates; it is the Tenants responsibility to deal with these. Please take advice regarding this.

#### VIEWINGS

Strictly by prior appointment and only after having completed a short Business Use questionnaire. The Landlord lives & works on site, so any use would have to fit in with their enjoyment of their surrounding property.

#### LEGAL COSTS

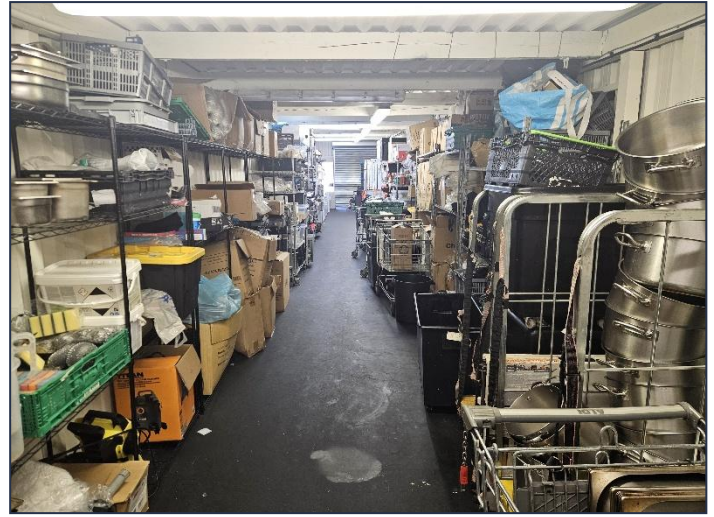
The Tenant is responsible for the Landlord's reasonable legal costs of £950 plus vat for the preparation of a Business Tenancy Agreement and undertaking Tenant checks. £550 plus vat of this is payable in advance.

#### TENANT AND SANCTIONS CHECK

As part of the letting process, Pantons undertake due diligence checks on the Tenant. Please bring ID and separate proof of residence to your viewing.

#### PLANNING STATUS

The units have consent for B2 use – motor uses are permitted.



### IMPORTANT NOTICE

Pantons, 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 Pantons 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 2026.

Client



Operating from St Albans  
across Hertfordshire & into  
the surrounding counties

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