




## To Let

### Land Adjoining Tudor Oaks Lodge, Taylors Road, Stotfold, Beds, SG5 4AZ

 £21,000 Per Annum

 Plot size 10,000 Sq Ft / 929 Sq M

 The plot was formerly approved for B2 and B8 uses in 2014, the land could (subject to planning permission) be used as open storage space for a number of prominent businesses.

 This prime location is well suited for a variety of businesses, from construction firms requiring outdoor storage for equipment and materials to logistics companies in need of a distribution hub, the possibilities are vast. Additionally, businesses in the automotive industry could also thrive in this strategic location



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### Location

Nestled adjacent to the A1 dual carriage way, Taylors Road offers prime accessibility and visibility for businesses and residents alike. Surrounded by a network of other roads, including the A507 and the B655, navigating the area is effortless, enhancing accessibility for commuters and businesses.

Nearby towns such as Bedford, Hitchin and Letchworth Garden City provide a wealth of business opportunities within a short drive. Hitchin approximately 5 miles south, Letchworth Garden City, around 4 miles west, and Bedford 15 miles, all offer a range of industrial and commercial facilities. This proximity to neighbouring towns makes Taylors Road an attractive location for businesses seeking strategic positioning and access to a diverse customer base.

### Terms & Tenure

The site is available to let on new terms at a rental of £21,000 per annum exclusive

### Accommodation

Minimum 10,000 sq ft plot

### Rates

Rateable Value TBC. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### EPC

The EPC rating for the property is N/A.

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment only please contact:

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