

The Oaks Trading Estate, Ginns Road, Hertfordshire. SG9 0JD

Satchells



Commercial Development

Guide Price £2,100,000

For Sale—The Oaks Trading Estate in Stocking Pelham near Buntingford. This site is approximately 1.5 acres with 16,000 square feet of commercial buildings to let. The site is generating a rental income of £16,000 per calendar month or £192,000 a year and with a purchase price of £2.1 million, the yield would be 9.15 %. There is scope subject to planning permission to increase the rental income by increasing the number of storage containers and these could be situated to the rear of the site or this space could be used as open air storage for cars. The whole site is about 60,000 square feet.

- Potential data centre
- Approximately 1.5 acres
- 16,000 square feet of commercial buildings to let
- Potential 9.15% yield
- Scope for planning permission
- Warehousing & distribution

Data Centre:

This site could lend itself for a data centre as the Pelham sub station is being expanded and the Oaks Industrial Estate is in close proximity, and we believe this could supply the power required.

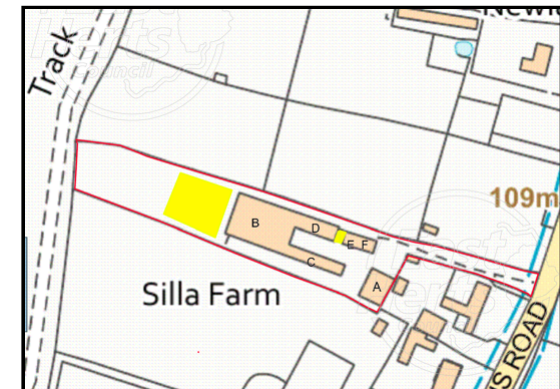
A data centre is a physical facility that houses computer systems and associated components, like telecommunications and storage systems, designed to support business applications and activities.

The boom in artificial intelligence (AI) and quantum computing will drive a spike in energy use, the National Grid has predicted, both rely on data centres - warehouses full of computer systems.

Future growth in foundational technologies like artificial intelligence and quantum computing will mean larger scale, energy-intensive computing infrastructure.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Satchells

