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Britannia House
Stevenage SG1 4QX

For Sale Freehold or To Let

Detached business unit in a fully self-contained site.

6,693 Sq Ft (GIA) Approx.

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I40-10

Britannia House
Boulton Road, Stevenage SG1 4QX

LOCATION

Stevenage is located between junctions 7 and 8 of the A1(M) approximately 25 miles north of London and 16 miles north of Junction 23 of the M25. The A505 provided fast east/west communications between Luton on the M1 and Cambridge on the M11.

Stevenage intercity station provides a fast service to London Kings Cross and a minimum travel time of only 19 minutes.

Stevenage is a modern new town served by an efficient system of dual carriageways and has a particularly strong base of hi-tech industries in the pharmaceutical, aerospace and defense sectors.

Boulton Road is located in the Pin Green commercial area on the north east side of the town with dual carriageway links to both A1M Junctions.

DESCRIPTION

A smart individual brick two-storey business building.

A particular feature for a property of this size is that it is fully self-contained within its own site with front car parking and loading area which fronts directly on to a public highway so there is no estate service charge.

It is on two floors and comprises workshop and assembly space on the ground floor and a mix of open plan and cellular office space on a heavy duty concrete floor upstairs.

In addition, there is a 565 sq ft, 5.5m high bay warehouse with a loading door at the front.

It is provided with ladies and gents toilets, kitchen, gas fired radiator central heating, data cabling, 3 phase power distribution and new 1200 LED lighting set in suspended ceilings.

There is parking for 10/11 cars with some doubling up potential.

It could be suitable for a range of business' requiring high proportion of office or ancillary service, R&D style accommodation.

APPROXIMATE FLOOR AREAS (GROSS INTERNAL)

Ground floor	Workshop / Storage / Assembly	3,064 Sq ft
	Warehouse	565 Sq Ft
First floor	Office	3,064 Sq Ft
Total		**6,693 Sq Ft**

TERMS

Available to let on new lease for a term to be agreed at a rent of £59,500 per annum.

Alternatively, the owners will consider a sale of the freehold interest. Price £825,000.

The property is not elected for VAT and so will not payable on either the rent or purchase price.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). There are currently 5 separate assessments of £14,250, £11,750, £3,100, £4,100 and £8,600.

Amount payable for 2018/19 48%.

OCCUPATION

At an early date to be agreed.

ENERGY PERFORMANCE CERTIFICATE

Category D (93)

INSPECTION

For further information please contact Mike Davies or Daniel Hiller on 01707 274237 or email m.davies@davies.uk.com / d.hiller@davies.uk.com

NOTE

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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