

CAXTON WAY

Stevenage,
Hertfordshire, SG1 2UR



FIVE MODERN PRODUCTION/WAREHOUSE UNITS

4,229 sq ft – 21,305 sq ft
(393 sq m – 1,979 sq m)

FOR SALE/TO LET

Brown & Lee

Chartered Surveyors

T: 01438 316655

W: www.brownandlee.com



Stevenage

Stevenage is the major industrial/commercial centre for North Hertfordshire, situated adjacent to the A1(M) between junctions 7 and 8 and approx. 16 miles north of the M25.

It has a diverse commercial base with major employers including GlaxoSmithKline, MBDA, Fujitsu and Airbus.

The town is served by an efficient network of dual carriageways and cycle paths and offers a wide range of housing, leisure and shopping facilities. In addition to the new town centre the old town High Street provides a range of restaurants and public houses and there is a major leisure and retail park.

Stevenage main line station is the first Inter-City stop north of London Kings Cross with the shortest travel time of approximately 19 minutes.

Luton and Stansted airports are conveniently accessible.

Location

Part of a modern estate in the centre of the main Gunnels Wood industrial area directly accessible to both junction 7 and 8 of the A1(M). The property is within a convenient walking distance of the station and town centre. It is behind the Mercedes dealership.

Description

Part of a small development of five terraced units built in modern architectural style.

The production/warehouse area are of clear span portal frame with a generous maximum eaves height of approximately 7.2m. There is a new full size electric sectional up and over loading door approximately 4.0m wide x 4.6m high.

Fully fitted offices are provided at first floor level accessed via a smart entrance area of which are male, female and disabled toilets.

There is generous concrete loading and turning area at the front and 9 allocated car spaces for each unit.

There are no units opposite so the estate enjoys an open aspect.

Features

- Prime central location
- Attractive modern design
- Eaves height approximately to warehouse 7.2m
- New electrical loading doors
- Fully fitted offices
- LED lighting in warehouse
- 9 parking spaces
- Excellent loading facilities

Terms

Each unit is available for sale freehold at £599,750 or alternatively on a new lease at a rent of £39,750 per annum, exclusive. VAT is payable.

Accommodation Floor Area (GIA)

	Ground Floor	First Floor	Total
Unit 1		UNDER OFFER	
Unit 2		UNDER OFFER	
Unit 3	3,669 sq ft	599 sq ft	4,268 sq ft
Unit 4	3,668 sq ft	601 sq ft	4,269 sq ft
Unit 5	3,637 sq ft	592 sq ft	4,229 sq ft

Rateable Value

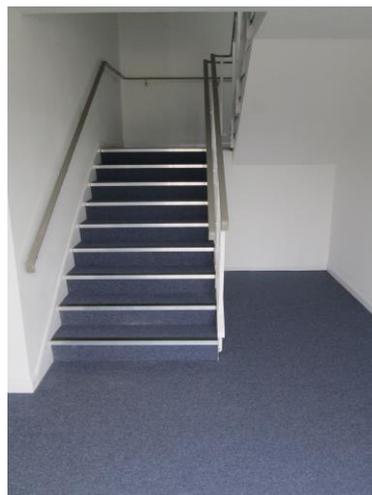
We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable values are; Unit 3 - £23,750, Unit 4 - £23,750 and Unit 5 - £25,250. The UBR for 2017/18 is 47.9p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

The Energy Performance Asset Rating is D-88. A copy of the EPC is available upon request.

Inspection

For further information, please contact joint agents, Mike Davies/Daniel Hiller on 01707 274237 or Phil Wyncoll, full details below or Viv Chisem on 01438 794595.



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For further information, please contact: **Phil Wyncoll**

T: 01438 794588

E: phil.wyncoll@brownandlee.com

M: 07899 964308

W: www.brownandlee.com

Brown & Lee Commercial Surveyors LLP 15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref: 10152
In association with: Brown & Lee Aylesbury, Milton Keynes & Bedford

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