

1 WEDGWOOD GATE

Wedgwood Way, Stevenage,
Herts, SG1 4QB



INDUSTRIAL/PRODUCTION/STORAGE UNIT

2,297 sq ft - (213.3 sq m)

TO LET

Brown&Lee
Chartered Surveyors

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Location

The unit is situated on a small industrial/warehouse development in the commercial and business area of Pin Green close to the north-eastern outskirts of the town.

Access to both junction 7 and 8 are within approximately 2½ miles by mainly dual carriageway, this in turn provides access to the M25 in the south and the A14, M1, M6 and east coast ports in the north.

Stevenage mainline railway station provides regular services to London King's Cross approximately 25 minutes.

Description

The property is constructed of brick externally with internal block walls. The unit is located at the end of a terrace with forecourt parking and a secure yard area. Principally offering clear workshop/production space. Alternatively, may suit a trade counter operator.

Features

- New roof
- Three phase power and gas supply
- Minimum eaves height approximately 11'2" (3.4 m)
- Maximum eaves height approximately 13'4" (4.1 m)
- Toilet facilities
- Parking
- Lighting (LED strip)
- Double loading doors
- Aluminium powder coating shopfront

Accommodation

The unit has the following approximate gross internal floor area:

Production/Storage area	2,297 sq ft	213.3 sq m
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Terms / Rent

The unit is available on a new repairing and insuring lease for a term to be agreed at a rental of £33,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £15,750. The UBR for 2022/23 is 51.2p 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)

A copy of the EPC is available upon request.

Service Charge

The current service charge is £796.76 per year plus VAT.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

www.brownandlee.com



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Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract.
All prices and rentals are quoted exclusive of VAT | **Regulated by RICS**

