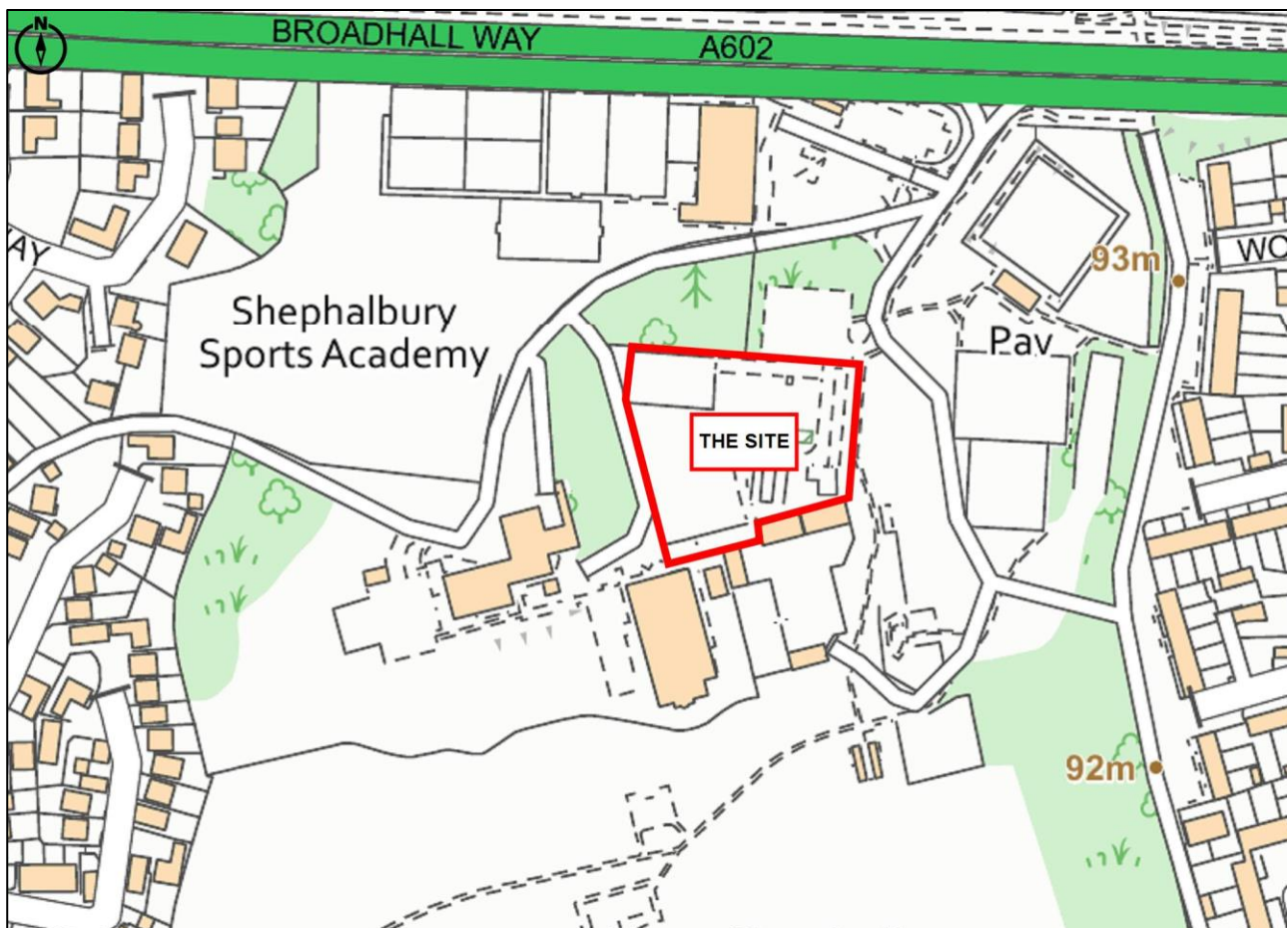




OPEN STORAGE SITE

Shephalbury Park
Broadhall Way
Stevenage
Hertfordshire
SG2 8NP



TO LET.

SELF-CONTAINED OPEN STORAGE SITE WITH SEMI/PERMANENT BUILDINGS – MAY SPLIT

1.47 ac (64,000 sq ft)



T: 01438 794586

www.browndlee.com

Location:

Stevenage is one of the major commercial centres within Hertfordshire and stands between junction 7 and 8 of the A1(M) approximately 30 miles north of London.

Shepalbury Park has direct access onto the A602 on Broadhall Way and approx. 1.5 miles from the town centre and just over a mile from Junction 7 of the A1(M) .

Description:

The site provides some semi permanent and permanent buildings along with open storage on open ground and some more solid surfaces. The property is available to let as a whole. Smaller plots may be available subject to negotiation. The site we understand has the benefit of water, power and W/C facilities. The site is fenced with gated access.

Accommodation:

Site size 1.47ac (64,000 sq ft - 5,948 sq m)

The above areas are subject to final site measurement.

Features

- Fenced and gated
- Power
- Water
- W/C facilities
- Conveniently located off the A602

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

Rental

£128,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £TBC. The UBR for 2023/24 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.

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.

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.

Anti-Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for money laundering purposes. Registration is a legal requirement to sell property. Intending purchasers will be asked to provide identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.



For further information please contact: Viv Spearing

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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.

