



14A & 14B WEDGWOOD GATE

Wedgwood Way
Stevenage
Hertfordshire
SG1 4QB



TO LET.

MODERN INDUSTRIAL/WAREHOUSE UNITS

2,032 sq ft - 4,254 sq ft
(188.7 sq m - 395 sq m)



For further information please contact: **Viv Spearing**

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Location:

The units are located 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 of the A1(M) 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.

The airports at Luton and Stansted are within approximately 20 minutes and 40 minutes driving time respectively, whilst Heathrow and Gatwick are accessible via the M25.

Description:

The properties are constructed around a steel portal frame with external elevations of brick to the ground floor and insulated profiled steel cladding above. A pitched roof with translucent rooflights providing good natural lighting.

Accommodation:

Unit 14A

Ground floor	1,932 sq ft	179.4 sq m
First floor - office/storage	290 sq ft	26.9 sq m
Total	2,222 sq ft	206.3 sq m

Unit 14B

Ground floor	2,032 sq ft	188.7 sq m
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In addition there is mezzanine storage to both units:-

14a – 801 sq ft – 74.4 sq m
14b – 1,325 sq ft – 123.1 sq m

Features

- Minimum eaves approximately 18' 6" (5.6 m)
- Maximum eaves approximately 23' 6" (7.2 m)
- Electrically operated roller shutter loading doors and one pedestrian door 4 m x 3.6 m
- Good natural lighting
- Forecourt parking with 3 spaces per unit
- Three phase power and lighting
- Toilet facilities
- First floor office to Unit 14A only
- Gas supply not connected

Tenure

The properties are available on a new full repairing and insuring leases for a term to be agreed at the following rentals:-

Unit 14A - £32,250 per annum, exclusive

Unit 14B - £31,500 per annum, exclusive

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £38,250. 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.

Unit 14A - C-68

Unit 14B - B-44

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.

