

CROMPTON ROAD



Stevenage
Hertfordshire
SG1 2EE



TO LET.

SHOWROOM / STORAGE / OFFICE UNIT

6,530 SQ FT (606.6 SQ M)



For further information please contact: Viv Spearing

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Location

Stevenage is the major industrial and commercial centre for North Hertfordshire, situated adjacent the A1(M) between Junctions 7 & 8 and approximately 16 miles north of the M25. To the north, the A14 at Huntingdon provides access to the M1, M6 and Northwest and East Coast Ports. Stevenage Railway Station provides regular services to London, Kings Cross, approximately 25 minutes.

Description

The property is a detached building offering two storey office accommodation to the front part of the building and workshop to the rear. It has a covered lean-to area to the side of the workshop covering the accessway between the front parking and the rear yard.

Accommodation

Ground Floor

Office	1,385 sq ft	422.1 sq m
Workshop	3,705 sq ft	344.1 sq m
Lean-to/Side Area	981 sq ft	91.1 sq m

First Floor

Office	460 sq ft	42.7 sq m
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Total

Total net useable area	6,530 sq ft	606.6 sq m
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Features

- Potential showroom area
- Office space
- Small yard area
- Roller shutter loading
- WC facilities
- Parking & loading

Tenure

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

Rental

£95,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £41,000. 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.



Brown & Lee Commercial Property Consultants LLP

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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.

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