

UNIT 1 SENATE PLACE



Whitworth Road
Pin Green
Stevenage
Hertfordshire
SG1 4QS



TO LET (MAY SELL).

INDUSTRIAL / WAREHOUSE UNIT

5,216 SQ FT (484.5 SQ M)



For further information please contact: Viv Spearing

T: 01438 794595

E: viv.spearing@brownandlee.com

M: 07970 819375

W: www.brownandlee.com

Location

The property is situated in the Pin Green Industrial Estate close to the North East and outskirts of the town. Access to both junctions 7 and 8 of the A1(M) is within approximately 2 miles by mainly dual carriageway. This in turn provides access to the M25 in the South and the A14/M1 and M6 and East Coast Ports in the North. Stevenage mainline railway station provides regular services to London Kings Cross approximately 22 minutes.

Description

Forming one half of a pair of semi-detached units, constructed approximately 1990 of a steel portal frame with traditional brick front elevations up to first floor and profile steel cladding above. The property provides principally clear warehouse/production space with a reception at ground floor and mezzanine offices to the first floor. The property has a good level of forecourt parking and loading.

Accommodation

The gross internal areas are as follows:

Ground Floor Warehouse

Open plan warehouse/office	4,014 sq ft	372.8 sq m
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First Floor Office

Office	1,202 sq ft	111.6 sq m
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Total

Total net useable area	5,216 sq ft	466.7 sq m
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Features

- Three phase power and gas supply.
- Electrically operated roller shutter loading door.
- Maximum eaves 23 ft 2" (7.1 metres).
- Separate toilet facilities.
- Forecourt loading and parking.

Tenure

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

Rental

£69,500 per annum, exclusive.
Freehold price on application.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £50,500. 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 on request.

VAT

We are advised by the owner that VAT is NOT applicable on this 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.

