

UNIT 8 PARSONS GREEN



Pin Green
Stevenage
Hertfordshire
SG1 4QG



FOR SALE.

PRODUCTION / STORAGE UNIT

1,205 SQ FT (111.9 SQ M)



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Location

Stevenage is the major industrial and commercial centre for North Hertfordshire situated adjacent to the A1(M) between junction 7 and 8 and approximately 16 miles north of the M25. To the north the A14 at Huntingdon provides direct access to the M1/M6, northwest and east coast ports. The town centre with a mainline railway station provides fast and frequent railway services to London Kings Cross approximately 22 minutes. The airports at Luton and Stansted are approximately 20 minutes and 40 minutes respectively.

Description

The property is situated in the Pin Green industrial area and is approached via Wedgwood Way and Boulton Road. The property is located in the middle of a terrace on a small development of similar properties. The properties were originally designed as starter units and provide self-contained accommodation with good loading and parking facilities.

Accommodation

The ground floor accommodation is an L shaped format and offers open plan office/storage with a WC facility.

Total gross internal floor area	1,205 sq ft	111.9 sq m
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Features

- Three phase power
- Ceiling mounted gas heater
- Minimum height 3.6m / 11ft 8"
- Maximum height 4.5m / 14ft 7"
- Forecourt parking and loading
- Gas supply
- Double loading doors 2.4m x 2.1m / 7 ft 8" x 6ft 8"
- 3 parking spaces

Price

£295,000 Freehold

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £9,000. 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.

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.

