

UNIT 4 BOWMAN TRADING ESTATE

Bessemer Drive
Stevenage
Hertfordshire
SG1 2DL



FOR SALE.

PRODUCTION/STORAGE UNIT

2,445 SQ FT (227 SQ M)



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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 direct access to the M1/M6 northwest and east coast ports. The town centre with mainline railway station is approximately 8 minutes walking distance and provides fast and frequent rail services to London, Kings Cross, approximately 22 minutes.

Description

Situated in the town's principal commercial and industrial area, the Bowman Trading Estate is approximately 1 mile from Junction 7 (Stevenage South) of the A1(M). The mid-terrace property provides production/storage accommodation, together with a small office and kitchen facilities.

Accommodation

The ground floor accommodation is mainly open plan with a small office and WC/kitchen area.

The approximate net useable areas are as follows:

Total

Gross Internal Floor Area	2,445 sq ft	227 sq m
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Features

- Three phase power
- Gas supply
- Roller shutter loading door approx. 12' high x 11' 4" wide (3.7m x 3.5m)
- Office area
- Separate WC facilities
- Kitchen area
- Forecourt loading
- Parking for 5 vehicles to the front of the building

Price

£ 415,000 Freehold.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £17,000. 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.

The current rating is D-86.

Certificate No. 7066-1578-6147-6902-8292.

VAT

We are advised that VAT is not applicable in 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.

Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and 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.

