

## LAND AT CAXTON WAY



Stevenage  
Hertfordshire  
SG1 2DF



# TO LET.

**SECURE OPEN STORAGE**

1.17 ACRES – 51,207 SQ FT

**For further information please contact either:**

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## Location

The secure site is located in the popular Gunnels Wood Industrial area and located on Caxton Way. It is within easy access of both Junctions 7 & 8 of the A1(M).

Stevenage is an expanding town and located approximately 35 miles north of Central London. The south junction leads directly onto the major trunk road known as Gunnels Wood Road.

Stevenage has excellent mainline connections with London Kings Cross (23 minutes travel time) and two International airports are within easy reach at Luton (15 miles) and Stansted (25 miles).

## Description

The open secure storage site benefits from mains power and water supply. The surface comprises a mix of concrete, tarmac and hardcore.

## Area

The approximate gross area is 1.17 acres (51,207 sq ft).

## Features

- Secure storage
- Central location
- Good access to Junction 7 of the A1(M)
- Power
- Lighting
- Water
- 24 hour access – subject to planning

## Tenure

Our clients are looking to agree a new 5 year lease.

## Rental

Rent on application.

## Use

Subject to planning.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £TBC. The UBR for 2024/25 is 54.6p 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.

## 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 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.

