

## UNIT 1 PARSONS GREEN

Pin Green Industrial Estate  
Boulton Road  
Stevenage  
Hertfordshire  
SG1 4QG



# TO LET.

**SMALL PRODUCTION / STORAGE UNIT**

360 SQ FT (33.4 SQ M)



**For further information please contact: Viv Spearing**

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## Location

The property is located in the Pin Green Industrial Estate, close to the north-eastern outskirts of the town. Access to both Junctions 7 & 8 of the A1(M) are within approximately 2 miles by main dual carriageway. This in turn, provides access to the M25 in the south and the M14, M1, M6 and east coast ports in the north. Stevenage Railway Station provides regular services to London, King's Cross, approximately 23 minutes.

## Description

Situated in the Pin Green Industrial area and approached via Wedgwood Way and Boulton Road, the property occupies a semi-detached position on a small development of similar units. Originally designed as starter units, the property provides self-contained accommodation with loading and parking facilities. There is a secure storage yard to the outside of the property. The unit is constructed of traditional brick/block cavity walls, single pitched roof and double doors providing good loading facilities.

## Accommodation

The approximate net useable areas are as follows:

Gross internal area approx.	360 sq ft	33.4 sq m
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## Features

- Three phase power
- Gas supply (not connected)
- WC facility
- Double loading doors
- Adjacent store

## Tenure

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

## Rental

£7,250 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £3,500. The UBR for 2025/26 is 55.5p 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.

