

16 LEYDEN ROAD



Stevenage
Herts
SG1 2BP



FOR SALE.

SELF CONTAINED OFFICE/LIGHT INDUSTRIAL BUILDING
2,119 SQ FT (196.86 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 Huntingdon provides direct access to the M1, M6, northwest and east coast ports. The Town Centre, with mainline railway station, is approximately 1 mile and provides fast and frequent railway services to London, Kings Cross, approximately 22 minutes.

Leyden Road is located off the southbound carriageway of Gunnels Wood Road, close to its intersection with Broadhall Way and Junction 7 of the A1(M).

Description

The property provides office accommodation arranged over ground and first floors within a self-contained building.

The accommodation is predominantly open plan with good natural light, perimeter trunking, fluorescent lighting and carpeted throughout.

Accommodation

The approximate net useable areas are as follows:

Ground floor	1,093 sq ft	101.54 sq m
First floor	1,026 sq ft	95.32 sq m

Total net useable area	2,119 sq ft	196.86 sq m
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Features

- Self-contained
- Conveniently located for access to the A1(M)
- Open plan office accommodation
- 3-4 car parking spaces to the front of the property
- WC facilities
- Kitchen
- 3 phase power
- Gas supply

Tenure

Freehold – held under Title Number HD209143.

Price

£325,000.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £26,500. 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

We are advised there is no VAT 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.

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.

