UNITS 8, 10 & 11 WEDGWOOD GATE

BROWN & LEE
Property Consultants

Wedgwood Way
Stevenage
Hertfordshire
SG1 4QB

TO LET.

PRODUCTION/STORAGE UNITS

1,425 – 2,867 SQ FT (132.8 – 266.3 SQ M)

For further information please contact either:

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Location

The units are situated on a small industrial/warehouse development in the commercial and business area of Pin Green, close to the north-eastern outskirts of the town. Access to both Junctions 7 & 8 of the A1(M) are within approximately 2.5 miles by mainly dual carriageway. This is turn, provides access to the M25 in the south and the A14, M1, M6 and east coast ports in the north. Stevenage Railway Station provides regular services to London Kings Cross, approximately 23 minutes journey time.

Description

The properties are constructed from brick externally with internal block walls. The units have their own enclosed yards areas with double palisade gates and forecourt parking and are located at the mid-end of a terrace. They are available individually or combined. They benefit form new roofs.

Accommodation

Unit 8	1,425 sq ft	132 sq m
Unit 10	1,430 sq ft	133 sq m
Unit 11	1,437 sq ft	133 sq m
Unit 12	Under Offer	
Total	**4,292 sq ft**	**398 sq m**

Features of each unit

- Three phase power
- Minimum eaves height approximately 10' 6" (3.2m)
- Maximum eaves height approximately 14' 3" (4.3m)
- Roller shutter loading doors
- Forecourt loading and parking
- WC facilities
- New insulated roofs

Tenure

The properties are available on new full repairing and insuring leases for terms to be agreed.

Rental

£22,750 per annum, exclusive, per unit.

Service Charge

The cost for the service charge for the current period is approximately - Unit 8 £762.96, Unit 10 £757.18 and Unit 11 £760.07, plus VAT per unit, and is for the upkeep of the common parts to the estate.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the combined rateable value for Units 10 & 11 is £25,000 and for Unit 8 is £15,000. 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.
Unit 8 - C-58
Unit 10 - C-64
Unit 11 - C-75

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.