

## UNIT 27 WEDGWOOD GATE

Wedgwood Way  
Stevenage  
Hertfordshire  
SG1 4SU



# TO LET.

**PRODUCTION / WAREHOUSE UNIT**

4,810 SQ FT (446.8 SQ M)

**For further information please contact either:**

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### Location

The property is situated in the Pin Green Industrial Area, 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 mainly dual carriageway and this, in turn, provides access to the M25 in the south and the A14, M1, M6 and east coast ports in the north. Stevenage Mainline Railway Station provides regular services to London Kings Cross, approximately 23 minutes. The airports at both Luton and Stansted are within approximately 20 minutes and 40 minutes driving time respectively, whilst Heathrow and Gatwick are accessible via the M25.

### Description

Situated in a prominent position on the Pin Green Industrial Estate, the property is constructed with brick elevations externally under a pitched and insulated profiled steel roof. The property fronts onto Wedgwood Way and offers principally clear production/warehouse space with enclosed yard to the rear.

### Accommodation

The unit provides mainly open plan warehouse/industrial unit with allocated parking and forecourt loading.

Approximate gross internal area	4,810 sq ft	446.8 sq m
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### Features

- Three phase power
- Lighting
- Approximately 14' (4.2m) to eaves
- Roller shutter loading door 8' x 8' (2.4m x 2.4m)
- Enclosed yard with palisade gates to rear
- WC facilities

### Tenure

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

### Rental

£65,000 per annum, exclusive.

### Service Charge

There is a service charge due for the upkeep of the common parts on the estate and the current premium for the period is £2,598.11, plus VAT.

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £53,000. The UBR for 2026/27 is 48.0p 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.





**Brown & Lee Commercial Property Consultants LLP**

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Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

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