

**UNIT 1**

# MOTORWAY INDUSTRIAL ESTATE

BABBAGE ROAD • STEVENAGE • SG1 2EQ



FULLY REFURBISHED  
INDUSTRIAL /  
WAREHOUSE UNIT

TO LET

**6,379**  
SQ FT





**Secure gated yard**



**Two storey offices**



**9 car parking spaces**



**Fully refurbished  
with new roof**

## DESCRIPTION

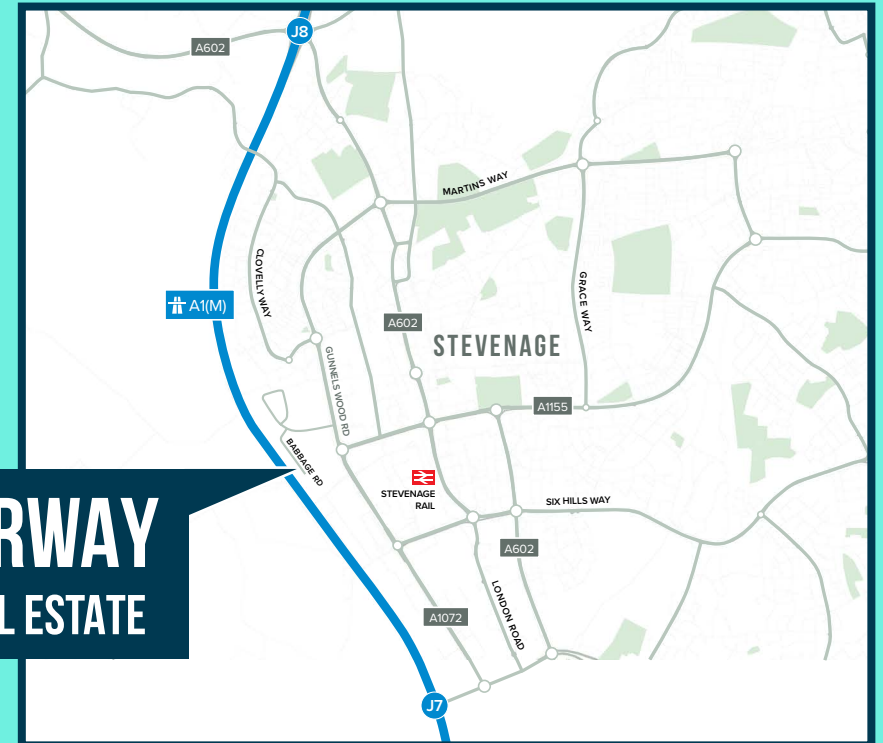
The property comprises an end of terrace industrial / warehouse unit of steel truss frame construction with brick and steel clad elevations. The unit has 6m eaves height, a roller shutter loading door to the front elevation and includes two storey offices with WCs provided on both floors. There is a secure loading yard to the front and 9 marked car parking spaces. The unit is fully refurbished providing new offices and a new roof.





# LOCATION

The property is situated on the Motorway Industrial Estate, Babbage Road to the west of Stevenage Town Centre and within the established Gunnels Wood Road industrial area. Motorway Industrial Estate is located equidistance between Junctions 7 & 8 of the A1(M) and 15 miles north of the M25 (J23) Stevenage is situated approximately 30 miles north of London, 9 miles north of Welwyn Garden City and 15 miles east of Luton. The town benefits from a mainline station providing direct links to London Kings Cross in approximately 20 minutes.



**MOTORWAY  
INDUSTRIAL ESTATE**

## ACCOMMODATION

The accommodation comprises the following areas:

	sq ft	sq m
Warehouse & Ancillary	5,944	552.22
Office	435	40.41
<b>Total GIA</b>	<b>6,379</b>	<b>592.63</b>

## TERMS

Available on a leasehold basis. Please contact the joint agents for further details.

## EPC

Available on request.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the estate. Further details are available on request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

Further information is available upon request.



## VIEWINGS

Viewing strictly by prior appointment via the sole agents:

Max Russell  
07732 405 799  
max.russell@colliers.com

James Haestier  
07818 038 009  
james.haestier@colliers.com

Mark Gill  
07702 895 010  
mgill@adroitrealstate.co.uk

Steve Williams  
07860 708 665  
swilliams@adroitrealstate.co.uk