

Unit B Gunnels Wood Park, Gunnels Wood Road



adroit
REAL ESTATE ADVISORS

Stevenage, SG1 2BH



TO LET

2,420 sq ft (224.83 sq m)

POSTCODE: SG1 2BH

- Undergoing refurbishment
- 4.88m eaves height
- 1 level access loading door
- Three phase power
- LED lighting
- Generous on site parking



Description

Currently undergoing a comprehensive refurbishment Unit B comprises a mid terrace trade/warehouse unit with forecourt loading and parking. The unit is located on Gunnels Wood Park, to the rear of Jewson and in close proximity to Euro Car Parts.

The unit has been completely redecorated and benefits 4.88m eaves height, a single level access loading door, WC's, three phase power and new LED lighting.

Location

Gunnels Wood Park is one of the premier trade/industrial parks in Stevenage, benefitting main road frontage to the Gunnels Wood Road and located within immediate proximity of junction 7 of the A1M. The estate is within 4 mins of Stevenage Leisure Park, 5 mins of Stevenage Railway Station and 6 mins of Stevenage Town Centre.

Nearby occupiers include LoknStore, Access Self Storage, Gates Ford dealership, Sytner BMW and Mini dealership, N&C Tiles & Bathrooms, Jewson, Euro Car Parts, Costco, Tool Station, City Electrical Factors, Johnstone Decorating Centres and many more.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	2,420	224.83
Total	2,420	224.83

Tenure

Available on a Leasehold basis only. Please contact the agents for quoting terms.

EPC

B (39)

Availability

Available Immediately . Currently undergoing refurbishment with works due to complete shortly

Rent

£43,560.00 per annum

Service Charge

£2,323 per annum 2023 budget

Legal Costs

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

Business Rates

Rateable Value of £21,750.00

Rates payable: £4.48 per sq ft Based on 2023 valuation

Viewings

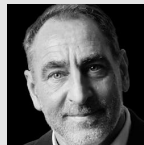
Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

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