

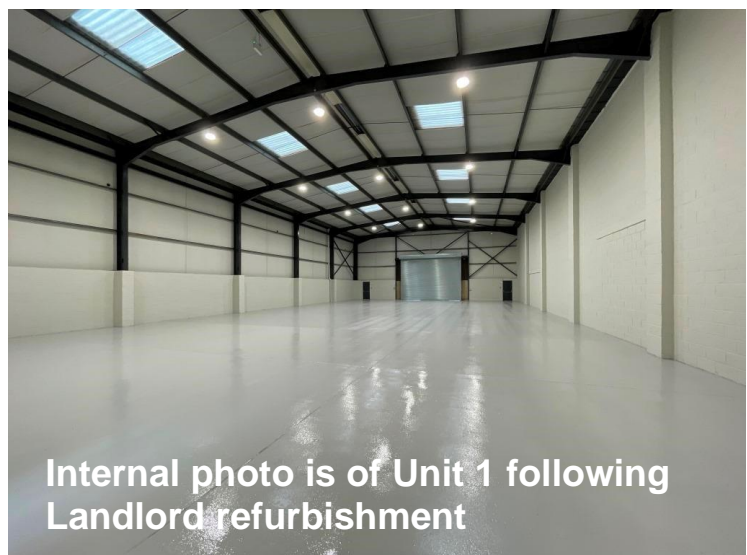
Unit 6 Pin Green Industrial Estate Stevenage SG1 4QJ

To Let

High Bay Warehouse / Production Workshop Facility

3,644 Sq Ft (GIA) Approx.

- 7.4m eaves height
- Small offices
- To be refurbished



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I40-12

Internal photo is of Unit 1 following
Landlord refurbishment

Unit 6 Pin Green Industrial Estate Cartwright Road, Stevenage SG1 4QJ

LOCATION

Stevenage is located between junctions 7 and 8 of the A1(M) approximately 25 miles north of London and 16 miles north of Junction 23 of the M25. The A505 provided fast east/west communications between Luton and the M1 and Cambridge and the M11.

Stevenage intercity station provides a fast service to London Kings Cross with a minimum travel time of only 19 minutes.

Stevenage is a modern new town served by an efficient system of dual carriageways and has a particularly strong base of hi-tech industries in the pharmaceutical, aerospace and defence sectors.

Cartwright Road is located in the Pin Green commercial area on the north east side of the town with dual carriageway links to both A1M Junctions.

DESCRIPTION

The property forms part of a small industrial estate built in 1980 and features excellent HGV turning and loading areas and front parking.

Unit 6 is a mid-terraced unit with a small first floor office with ladies and gents WCs below. The unit otherwise provides uninterrupted column free space with an eaves height of approx. 7.4m.

It is to be refurbished by the landlord to include new decorations, LED lighting and a replacement loading door.

It is of steel portal frame construction with insulated profiled steel cladding above facing brickwork.

This is an unusual opportunity to acquire a very functional facility in this size range.

APPROX (GROSS INTERNAL) FLOOR AREAS

Ground Floor	3,477 Sq Ft
First Floor	<u>167 Sq Ft</u>
Total	3,644 Sq Ft

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CAR PARKING

7 spaces

TERMS

Available to let on a new lease for a term to be agreed.

Rent £43,500 per annum.

In addition to the rent the tenant will be responsible for the payment of utilities, an estate service charge, and reimbursing the proportionate landlords building and third-party liability insurance premium in the usual way.

All terms quoted are exclusive of VAT.

RATEABLE VALUE

To be separately assessed.

AVAILABILITY

At an early date to be agreed.

INSPECTION

For further information please contact Daniel Hiller or Mike Davies at Davies & Co on 01707 274237 or email d.hiller@davies.uk.com / m.davies@davies.uk.com

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy.

Energy Performance Certificate: To be provided.

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.