

Canterbury House 11 Wedgwood Court Stevenage SG1 4QR

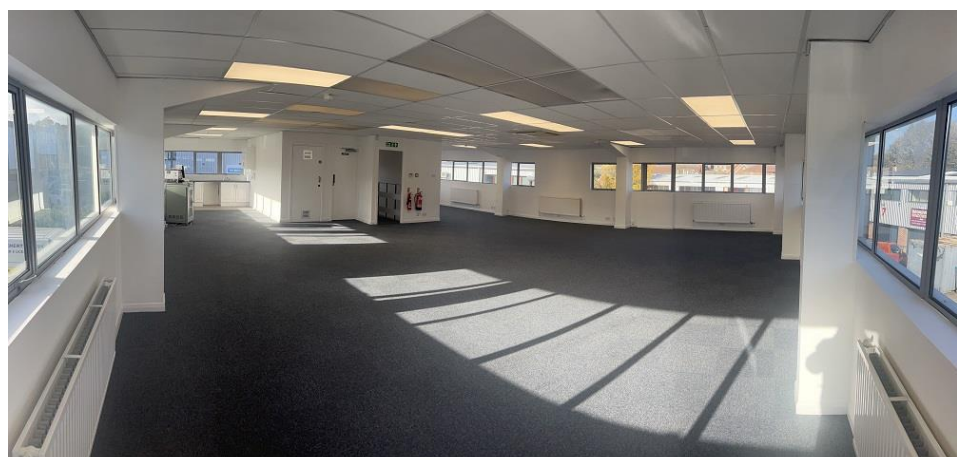


To Let

Detached Two-Storey Business Unit

3,617 Sq Ft (GIA) Approx.

- Extensively refurbished
- 13 car spaces
- Very unusual individuality
- Loading door
- No VAT payable



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Canterbury House, Unit 11 Wedgwood Court Wedgwood Way, Stevenage SG1 4QR

STEVENAGE

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.

LOCATION

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

DESCRIPTION

A modern two storey industrial / business unit in the centre of an estate of 11 units built in 1988 which very unusually is detached.

It is constructed of a steel frame with a concrete first floor and elevations attractively finished with feature brickwork at ground floor level and profiled silver coloured vertical cladding above with windows on all sides.

There is a loading facility to the rear.

The property stands in a brick paved courtyard.

The first floor provides open-plan fully refurbished offices which includes new decorations, new carpets and replacement LED lighting in a recessed suspended ceiling. It is served with radiator central heating, air-conditioning and kitchen.

The ground floor also provides open-plan space which has been finished with a suspended ceiling with a headroom of 2.5m with two separate rooms.

There are male and female toilets on both floors.

The property would be suitable for a wide range of office, light industrial and studio type uses.

APPROX. (GROSS INTERNAL) FLOOR AREAS

Ground Floor	1,798 Sq Ft
First Floor	<u>1,819 Sq Ft</u>
Total	3,617 Sq Ft

CAR PARKING

There are 13 allocated car spaces.

TERMS

Available to let on a new lease for a term to be agreed. Rent £48,000 per annum.

In addition to the rent the tenant will be responsible for the payment of utilities and landlords building and third-party liability insurance premium in the usual way.

No VAT payable.

RATEABLE VALUE

Please see the Valuation Office Agency website – (www.voa.gov.uk) Indicated Assessment £31,000.

Rates payable 49.9% p.a. up to 31/03/2024.

AVAILABILITY

Immediately following completion of legal formalities.

INSPECTION

For further information please contact:

Daniel Hiller (d.hiller@davies.uk.com) or
Clay Davies (c.davies@davies.uk.com) or
Mike Davies (m.davies@davies.uk.com) or
Telephone 01707 274237.

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: Category C (70).

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.