

1 Senate Place, Stevenage

Industrial Premises - For Sale or To Let

Attractive business unit in a prominent end of terrace position.

5,216 Sq Ft (GIA) Approx





1 Senate Place Whitworth Road, Pin Green, Stevenage SG1 4QS

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 defense 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 unit on a prominent end of terrace location facing down Whitworth Road.

It is constructed of a steel frame with a mezzanine first floor and elevations attractively finished with feature brickwork at ground floor level and profiled coloured vertical cladding above with windows on the front and side elevations.

There is a loading facility to the front along with its own parking spaces on a brick paved courtyard area.

The first floor provides partitioned offices is served with radiator central heating and air-conditioning to certain rooms.

The ground floor industrial space has a small area of partitioned with the rest being open plan served by a large roller shutter.

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

APPROXIMATE (GEA) FLOOR AREAS

Ground Floor	4,014 sq ft
First Floor Offices	1,202 sq ft
Total	5,216 sq ft

TERMS

The property is available for sale freehold or to Let

Freehold - **£925,000**

Leasehold - **£69,500** 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.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). £50,500 rateable value from April 2023.

AVAILABILITY

Immediately

INSPECTION

For further information please contact:

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

ENERGY PERFORMANCE CERTIFICATE

Available on request.

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. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

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.