

9 WEDGWOOD COURT

Wedgwood Way
Stevenage
Herts
SG1 4QR



TO LET.

INDUSTRIAL / WAREHOUSE UNIT

1,439 SQ FT (133.7 SQ M)



For further information please contact: Viv Spearing

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Location

The unit is located on a small development in the commercial and business area of Pin Green close to the north-eastern outskirts of the town.

Access to both junction 7 and 8 of the A1(M) are within approximately 2½ miles by mainly dual carriageway, this in turn provides access to the M25 in the south and the A14, M1, M6 and east coast ports in the north.

Stevenage mainline railway station provides regular services to London King's Cross approximately 25 minutes.

The airports at Luton and Stansted are within approximately 20 minutes and 40 minutes driving time respectively, whilst Heathrow and Gatwick are accessible via the M25.

Description

The unit is located in the middle of a terrace and provides principally clear storage/warehouse area with a small office to the first floor. The unit benefits from allocated parking and loading facilities.

Accommodation

The approximate gross internal area is as follows:

Ground Floor

Ground floor	1,022 sq ft	94.9 sq m
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First Floor

Office area	179 sq ft	16.6 sq m
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Total

Total gross area	1,439 sq ft	133.6 sq m
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Features

- Three phase power and gas supply
- Forecourt loading and parking
- Toilet facilities
- Maximum eaves 21' (6.5m)
- Loading door 8' high x 10' wide (2.46m x 3.05m)

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

Rental

£25,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £11,500. The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request. The rating is E-115

VAT

We have been advised by the owner there is No VAT on the rent.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

