



PLOT 3 OPEN STORAGE

Gunnels Wood Road
Stevenage
Herts
SG1 2DF



TO LET.

OPEN STORAGE

Circa 40,000 SQ FT (3,716 SQ M)



For further information please contact: Viv Spearing

T: 01438 794595

E: viv.spearing@brownandlee.com

M: 07970 819375

W: www.brownandlee.com



Location:

The property is located on the Gunnels Wood Road within minutes of Junction 7 of the A1(M) and Stevenage railway station. Stevenage is half an hour away from London Kings Cross.

Description:

The site is open storage. There are no utility services to the site.

Total area

Total area circa	40,000 sq ft	3,716 sq m
------------------	--------------	------------

Tenure

Our clients are able to offer a new rolling monthly licence for a term until December 2024.

Rental

£120,000 per annum, exclusive.

Rates

The business rates are included in the rental.

VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

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.



Brown & Lee Commercial Property Consultants LLP

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref no: 11444

Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

