

## UNIT 29 STEVENAGE ENTERPRISE CENTRE

Orchard Road  
Stevenage  
Hertfordshire  
SG1 3HH



# TO LET.

**INDUSTRIAL / STORAGE UNIT**

790 SQ FT (73.4 SQ M)



**For further information please contact: Viv Spearing**

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### Location

Stevenage is situated adjacent to Junction 7 & 8 of the A1(M) and approximately 16 miles north of the M25. The property is located on the edge of the Old Town and approximately 5 minutes' walk from the Old Town High Street. The mainline railway station, which is approximately 15 minutes' walk away provides an excellent, fast and frequent service to London Kings Cross, approximately 23 minutes.

### Description

The Stevenage Enterprise Centre comprises of 30 single storey, light industrial/warehouse units situated in the Old Town, close to the High Street. The property is located in the middle of a terrace and is of brick and blockwork construction with single pitched roof.

### Accommodation

The unit has a gross internal floor area of 790 sq ft (73.4 sq m)

### Features

- Three phase power
- Car parking and forecourt loading
- Roller shutter up and over door
- WC facility
- Old Town location

### Tenure

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

### Rental

£15,000 per annum, exclusive.

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £8,900. 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 current rating is E-117. Certificate No. 1676-8206-1724-0423-4269.

### 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**

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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.

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