

## 2 WEDGWOOD GATE



Wedgwood Way  
Stevenage  
Hertfordshire  
SG1 4QB



# TO LET.

**PRODUCTION / STORAGE UNIT**

2,286 SQ FT (212.3 SQ M)



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

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## Location

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

Access to both Junction 7 & 8 are within approximately 2.5 miles by mainly dual carriageway which, 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 into London, Kings Cross, approximately 25 minutes.

## Description

The property is constructed of brick externally with internal block walls. The unit is located in the middle of a terrace with forecourt parking and a secure yard area. Principally offering clear workshop/production space. Alternatively, may suit a trade counter operator.

## Accommodation

The approximate net useable areas is as follows:

Unit 2	2,286 sq ft	212.3 sq m
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## Features

- New roof
- Three phase power and gas supply not connected
- Minimum eaves height approximately 11' 2" (3.4m)
- Maximum eaves height approximately 13' 4" (4.1m)
- Toilet facilities
- Parking
- Lighting
- Electric roller shutter door approximately 3m wide
- Double loading rear doors to unit
- Aluminium powder coated shopfront

## Tenure

The unit is available on a new full repairing and insuring lease for a term to be agreed.

## Rental

£34,000 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 £21,000. 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.

## Service Charge

The current service charge is £796.80 plus VAT.

## 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.

