

**43A WEDGWOOD WAY**



Pin Green  
Stevenage  
Hertfordshire  
SG1 4QT



**TO LET.**

**STORAGE/OFFICE/WORKSHOP AREA**

434 SQ FT (40 SQ M)



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

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## Location

The property is situated on a small industrial 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 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.

## Description

Constructed in brick externally, the accommodation offers storage/office/workshop accommodation with a further small office/storage room and shared toilet facility.

## Accommodation

43A Wedgwood Way	434 sq ft	40 sq m
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## Features

- Single phase power and lighting
- WC
- Office/storage/workshop area
- 2 allocated car parking spaces

## Rental

The property is available on a new internal repairing and insuring lease for a term to be agreed at a rental of £8,400 per annum, exclusive. The rent to be paid monthly in advance on the 1<sup>st</sup> of each month.

The above rental figure includes rent, buildings insurance and water rates.

Service charge is £170 per annum for the contribution of the upkeep of the common parts.

Building Insurance premium is £236.59 for the current period.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is currently jointly rated with 43b and is £9,900. 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)

The Energy Performance Certificate Asset Rating is D-95.

A copy of the EPC is available upon request.

## VAT

We have been advised by our client that no VAT is payable 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.

