

**PLOT 6a OPEN STORAGE**

Gunnels Wood Road  
Stevenage  
Herts  
SG1 2DF



**TO LET.**

**OPEN STORAGE**

8,815 SQ FT (818.9 SQ M)



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

T: 01438 794595

E: [viv.spearing@brownandlee.com](mailto:viv.spearing@brownandlee.com)

M: 07970 819375

W: [www.brownandlee.com](http://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 net useable area	8,815 sq ft	818.9 sq m
------------------------	-------------	------------

### Tenure

Our clients are able to offer a new rolling monthly licence.

### Rental

£26,500 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.

