

## UNIT 12 WEDGWOOD GATE

Wedgwood Way  
Stevenage  
Hertfordshire  
SG1 4QB



# TO LET.

**PRODUCTION/STORAGE UNIT WITH ENCLOSED YARD**

1,420 SQ FT (132 SQ M)



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

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### Location

The property 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 Junctions 7 & 8 of the A1(M) are within approximately 2.5 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 Railway Station provides regular services to London Kings Cross, approximately 23 minutes journey time.

### Description

The property is constructed from brick externally with internal block walls. The unit has its own enclosed yard area with double palisade gates and forecourt parking and is located at the end of a terrace.

### Accommodation

Gross Internal Area	1,420 sq ft	132 sq m
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### Features

- Three phase power
- Minimum eaves height approximately 10' 6" (3.2m)
- Maximum eaves height approximately 14' 3" (4.3m)
- Roller shutter loading door
- Enclosed yard approximately 21' 6" x 32' (6.5m x 9.75m)
- Palisade gates
- Forecourt loading and parking
- WC facility

### Tenure

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

### Rental

£22,750 per annum, exclusive.

### Service Charge

The cost for the service charge for the current is £474, plus VAT.

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £13,000. The UBR for 2024/25 is 54.6p 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.

### 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.

