

## UNIT 11 GUNNELS WOOD PARK

Gunnels Wood Road  
Stevenage  
Hertfordshire  
SG1 2BH



# TO LET.

**INDUSTRIAL / WAREHOUSE/FACTORY UNIT**

14,587 SQ FT (1,335.19 SQ M)

In addition, there is mezzanine approx. 6,119 SQ FT (568.5 SQ M)



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## Location

Stevenage is the major industrial and commercial centre for North Hertfordshire situated adjacent to the A1(M) between Junctions 7 & 8 and approximately 16 miles north of the M25. To the north, the A14 Huntingdon provides direct access to the M1, M6, north west and east coast ports. The town centre, with mainline railway station, is approximately 0.5 mile and provides fast and frequent railway services to London Kings Cross, approximately 22 minutes.

The property is located on an established industrial park and has a diverse commercial base with major employers including Glaxo Smith Kline, MBDA and Airbus.

## Description

The subject property is located in the middle of a terrace and offers mainly open plan warehouse space with ground floor office/showroom/mess room and offices to the first floor. There is a covered loading area with forecourt loading and parking and open plan warehouse.

## Accommodation

### Ground Floor

Warehouse	11,248 sq ft	1,045 sq m
Ground Floor Office	1,059 sq ft	98.4 sq m
First Floor Offices	1,059 sq ft	98.4 sq m
Covered Loading	1,124 sq ft	104.4 sq m

### Total

Total gross internal area	14,490 sq ft	134.6 sq m
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\*In addition, the tenant has installed a mezzanine floor of approx. 6,119 sq ft (568.5 sq m) which can be removed if not required.

## Features

- Forecourt loading and parking
- Three phase power
- Lighting
- Kitchen facility to ground floor
- Covered loading area
- First floor offices

## Tenure

The property is currently held on a 10 year lease dated 31 March 2023 at a passing rental of £144,850 per annum, exclusive. There is a break clause on 30 March 2028 on 6 months prior written notice with an open market rent review.

## Rental

Passing rent £144,850 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 £112,000. 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.

The current asset rating is D-90.

Certificate number: 3811-1679-3342-7169-1711.

## 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.

