

25 ORCHARD ROAD

Stevenage  
Hertfordshire  
SG1 3HE



**TO LET.**

**WORKSHOP/STORAGE/OFFICE UNIT**

706 SQ FT (60.8 SQ M)



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

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### Location

Stevenage is situated adjacent Junctions 7 & 8 of the A1(M) and approximately 16 miles north of the M25. Orchard Road is located on the edge of the old town and approximately 5 minutes' walk from the old town High Street. The old town High Street is an attractive, busy location providing restaurants, coffee houses and retailers. Stevenage Mainline Railway is approximately 15 minutes' walk away provides an excellent, fast and frequent service to London Kings Cross and St Pancras.

### Description

The subject property is located in a small yard with other businesses and could be suitable for various occupiers, including workshop/storage/office occupier. The property is constructed of brick and a tiled roof.

### Accommodation

The unit a gross internal floor area of 706 sq ft (60.8 sq m).

### Features

- Kitchen facility
- Suspended ceiling
- Folding door, approx. 3.7m x 2.2m (12' 1" x 7' 2")
- Internal height to ceiling 2.27m
- Security bars to window
- Single glazed
- Three phase power
- Gas central heating via radiators
- Toilet facility
- Parking, approx. 2-3 spaces

### Tenure

The property is available on a new lease for a term to be agreed.

### Rental

£11,000 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 £6,500. 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

We are advised by the owners that VAT is not applicable in this 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.

