

## 4 STEVENAGE ENTERPRISE CENTRE

Orchard Road  
Stevenage  
Hertfordshire  
SG1 3HH



# TO LET.

**LIGHT INDUSTRIAL / STORAGE UNIT  
(NO CAR USERS)**

750 SQ FT (69.6 SQ M)



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

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## Location

Stevenage is situated adjacent to Junction 7 and 8 of the A1(M) and approximately 16 miles north of the M25. Julians 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 such as Ask and Costa Coffee, hotels, public houses, major retailers including Waitrose, Boots and Tesco Express.

The mainline railway station, which is approximately 15 minutes' walk away, provides an excellent fast and frequent service to London King's Cross (minimum travel time 19 minutes).

## Description

The Stevenage Enterprise Centre comprises of 30 single storey light industrial/storage units situated in the Old Town close to the High Street. The property is of brick and blockwork construction with mono pitched roof and is located mid-terrace.

## Accommodation

The ground floor accommodation provides an open plan storage space with WC.

The approximate gross internal areas are as follows:

## Total

Total gross internal	750 sq ft	69.6 sq m
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## Features

- Three phase power supply
- Car parking and forecourt loading
- Good loading facilities with up and over door
- Toilet facilities

## Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

## Rental

£15,000 per annum, exclusive.

## Service Charge

There is a service charge payable for the upkeep of the common parts. The current premium is TBC.

## Rates

The unit is currently jointly rated and we understand that the current rateable value is £24,750. The rate 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.

