

## 9 WEDGWOOD COURT

Wedgwood Way  
Stevenage  
Hertfordshire  
SG1 4QR



# TO LET.

**INDUSTRIAL / WAREHOUSE UNIT**

1,313 SQ FT (121.69 SQ M)



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

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## Location

The unit is located on a small development in the commercial and business area of Pin Green close to the north-eastern outskirts of the town.

Access to both Junction 7 & 8 of the A1(M) are within approximately 2½ 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 mainline railway station provides regular services to London King's Cross approximately 25 minutes.

The airports at Luton and Stansted are within approximately 20 minutes and 40 minutes driving time respectively, whilst Heathrow and Gatwick are accessible via the M25.

## Description

The unit is located in the middle of a terrace and provides principally clear storage/warehouse area with a small office to the first floor. The unit benefits from allocated parking and loading facilities.

## Accommodation

The approximate gross internal area is as follows:

### Ground Floor

Ground floor	1,206 sq ft	112 sq m
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### First Floor

Office area	107 sq ft	10 sq m
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### Total

Total gross internal area	1,313 sq ft	121.9 sq m
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## Features

- Three phase power and gas supply connected
- Forecourt loading & parking
- Toilet facilities
- Maximum eaves 21' (6.5m)
- Minimum height 17'7" (5.4m)
- Loading door 7'8" high x 9'8" wide (2.46m x 3.m)
- Kitchen area

## Tenure

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

## Rental

Year 1 - £18,000 per annum, exclusive.  
Thereafter - £23,000 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 £14,000. The UBR for 2025/26 is 55.5p 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 rating is E-115.

## VAT

We have been advised by the owner there is No VAT on the rent.

## 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

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.

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