

**INDUSTRIAL/WAREHOUSE UNIT
AVAILABLE NOW
TO LET IN STEVENAGE**



**UNIT 5 TO LET
14,631 SQ FT (1,359.25 SQ M)**



Indicative photograph of warehouse



Indicative photograph of offices

KEY FEATURES

- Prominent unit fronting Gunnels Wood Road
- Established industrial location.
- To be refurbished.
- Fast access to A1(M) – 1-minute drive.
- Close to railway station – 5-minute drive.

THE FACTS

LOCATION

Gunnels Wood Park is one of the premier industrial / warehouse locations in Stevenage. This established industrial park is situated in an excellent location in Stevenage within a 5 minute drive of both the A1 and Stevenage Rail Station. This well maintained industrial park benefits from wide service roads, good circulation, generous car parking and landscaping.

DESCRIPTION

The property comprises a prominent unit fronting Gunnels Wood Road. It is a mid-terrace industrial unit constructed of a steel portal frame with brick and profile sheet elevation cladding. The warehouse has one level access loading door with covered loading bay. The unit also contains male and female WC's, a kitchenette and ancillary space in the undercroft. There are also first floor offices fronting Gunnels Wood Road.

- Clear 5.87m eaves height rising to 8.65m at the apex.
- WC's
- Roller shutter
- LED lighting to the warehouse
- 17 allocated car parking spaces

TERMS

On a new lease with terms to be agreed.

RENT (Subject to VAT)

£124,365 p.a. exclusive.

SERVICE CHARGE

An estate service charge is payable.

RATES

The property is listed on the Valuation Office Agency 2017 Rating List as having a Rateable Value of £70,000. Interested parties are advised to make their own enquiries of Stevenage Borough Council on 01438 242875.

ACCOMMODATION

The property comprises a total of 14,631 sq ft (12,355 sq ft of warehouse accommodation and 2,276 sq ft of offices). The unit has 17 allocated car spaces.

EPC

The unit has an EPC rating of C 65.



ALL ENQUIRIES



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