

11 GUNNELS WOOD PARK GUNNELS WOOD ROAD STEVENAGE

SG1 2BH

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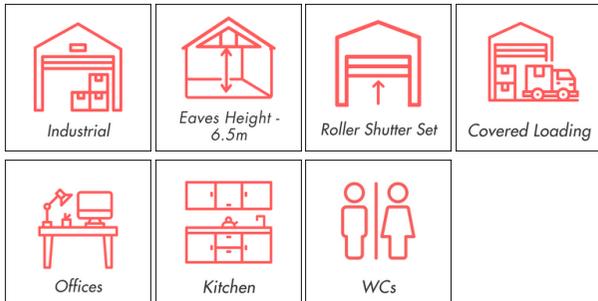
SG1 2BH

Modern Factory/Warehouse
TO LET

KEY DETAILS

- Low passing rent, sub £10psf
- 6.5m clear eaves height
- Covered loading
- A1(M) 0.5 mile

AMENITIES



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ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Warehouse	1,043.93	11,237
Offices	211.80	1,070
Loading Bay	99.46	2,280
TOTAL	1,355.19	14,587

These floor areas are approximate and have been calculated on a gross internal basis.

DESCRIPTION

The property comprises a mid-terraced single storage factory/warehouse of portal frame construction under an insulated roof incorporating rooflights. The warehouse offers highly efficient clear span working space with a single level access loading door that emerges onto a covered loading bay.

Offices are provided at ground and first floor, with ladies and gents WC's and a kitchen/breakout facility.

The unit occupies a mid-terraced position within the estate, fronting the principal estate road.



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LOCATION

Stevenage is situated approximately 30 miles north of London, 15 miles north of the M25 (J23) and 15 miles east of Luton. The town benefits from a mainline station providing direct links to London Kings Cross and St Pancras with a journey time of less than 30 minutes.

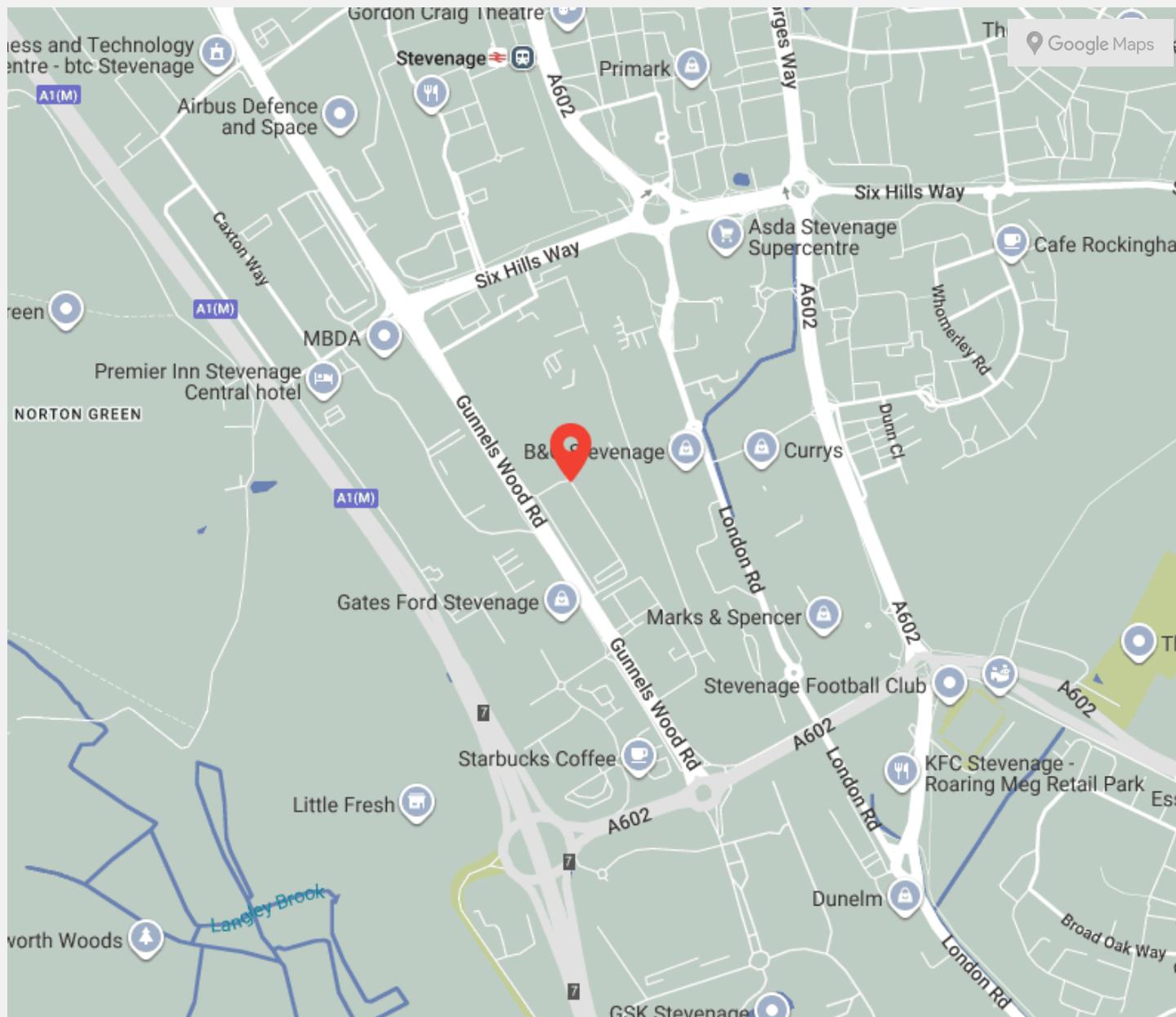
Gunnels Wood Park is located in the heart of Stevenage's principal business area within convenient walking distance of the town centre and station, which are less than 1 mile from the property. Junction 7 of the A1(M) is just half a mile away from the estate.

TERMS

The lease is offered for assignment, or alternatively consideration will be given to the grant of an under lease on terms and at a rent to be agreed.

TRANSPORT

-  A1(M) Junction 7 - 0.5 miles
-  M25 Junction - 23 - 15 miles
-  Stevenage Station - 0.8 miles (walking)



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LEASE

The unit is held on a lease for a term of 10 years from 30th March 2023 at a current rent of £144,850 pa, equating to a low rent of less than £10.00 psf. The lease incorporates a break and open market rent review on 30th March 2028.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £112,000. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Stevenage Borough Council - 01438 242242.

Please note, this figure includes an element attributed to a mezzanine floor, that has now been removed, hence assessment will need to be reviewed.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of D 90. Details available upon request. .

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

The property is not VAT registered.

CONTACT

GET IN TOUCH

Graham Ricketts

07841 235185

graham.ricketts@brasierfreeth.com

Elliot Fletcher

07523 801153

elliott.fletcher@brasierfreeth.com

Brasier Freeth

enquiries@brasierfreeth.com