



3 Norton Green Road, Stevenage, SG1 2BA

Yard To Let | £79,500 per annum | 19,166 sq ft

Prominent Depot/Yard Premises

www.dww.co.uk

3 Norton Green Road, Stevenage, SG1 2BA

Summary

- Rent: £79,500 per annum
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: D (85)

Further information

- [View details on our website](#)

Contact & Viewings

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Key Points

- Prominent location
- Large yard with workshop
- Gas heating and LED lighting to Offices
- Close to town centre facilities

Description

Depot premises originally used as a dairy product distribution centre and has subsequently been as a vehicle rescue, recovery and repair premises.

The Property comprises a number of areas including a yard office, stores, workshop, and offices at first floor level. The main feature of the premises is its large surfaced yard. The whole site is fully enclosed by fencing and access is via double gates from Norton Green Road.

The site area is 19,166 sq ft.

Location

The Property is Prominently located with extensive frontage to Six Hills Way close to its junction with Gunnels Wood Road. Stevenage town centre, with its extensive shopping and leisure facilities ad railway station, is within easy walking distance of the property.



Stevenage is a significant commercial centre with a resident population of c.90,000. It is situated adjacent to the A1(M), thus enjoying fast access to London and the M25 to the south, and the north of England.

Terms

To let on a new sublease for a term to be agreed.

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Accommodation

Description	sq ft	sq m
Outside Cupboard	12	1.11
Outside W/C	47	4.37
Open Store	53	4.92
Electric Store	35	3.25
Lean to Store	205	19.05
Store	106	9.85
Drivers Mess/Restroom	225	20.90
Workshop	1,402	130.25
Store	879	81.66
First Floor Offices	889	82.59
Electric Intake	64	5.95
Total	3,917	363.90



